

URBAN/MUNICIPAL

CA4 ONHBL A08

50 B6593

2000

CITY OF HAMILTON

ZONING BY-LAW

CA4 ~~ONHBL~~ A08

50 B6593

2000

THE CONSOLIDATION OF THE BY-LAW IS
PREPARED FOR CONVENIENCE ONLY, FOR
ACCURATE REFERENCE PLEASE CHECK THE
ORIGINAL BY-LAW

The Corporation of the City of Hamilton

BY-LAW NO. 00-011

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 73-115 and 81-28

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 24 and 30 HESS STREET SOUTH**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 73-115 on the 10th day of April 1973 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "E-3" District, in respect of the land located at Municipal Numbers 11, 13, 15, 19, 24, 25, 27, 29 and 30 Hess Street South and 78, 80, 82, and 84 George Street and 263 and 267 King Street West, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 15th day of August 1973, (File No. R 73887);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 81-28 on the 13th day of January 1981 to clarify the special requirements of By-law No. 73-115, under Section 19B of Zoning By-law No. 6593, for the "E-3" District, in respect of the lands located at Municipal Numbers 11, 13, 15, 19, 24, 25, 27, 29 and 30 Hess Street South and 78, 80, 82, and 84 George Street and 263 and 267 King Street West, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 18th day of March 1981, (File No. R 81544);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 17th Report of the Planning and Development Committee at its meeting held on the 28th day of September 1999 and Section 4 of the 18th Report of the Planning and Development Committee at its meeting held on the 12th day of October 1999, recommended that Zoning By-law No. 6593, as amended by By-laws No. 73-115 and 81-28, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "E-3" (High Density Multiple Dwellings) District provisions, as contained in Section 11C. of Zoning By-law No. 6593, as amended by By-law No. 73-115 and By-law No. 81-28 applicable to Block "1" (24 Hess Street South), the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended to the extent only of the following special requirements that,

- (a) notwithstanding Section 1 of By-law No. 73-115, any alteration, extension or enlargement from the southerly side wall and westerly rear wall of the existing building shall be permitted and shall be permitted to be used as a restaurant; and,

- (b) Section 11C. (2)(b) and (c) of Zoning By-law No. 6593 shall not apply; and,
- (c) notwithstanding Section 11C.(3) of Zoning By-law No. 6593, the lot shall have a minimum lot width of 12.0 metres and a minimum lot area of 240.3 square metres; and,
- (d) Section 11C. (5) of Zoning By-law No. 6593 shall not apply; and,
- (e) Section 18. (3)(vi) of Zoning By-law No. 6593 shall not apply to the southerly side yard and the westerly rear yard; and,
- (f) notwithstanding Section 18.(11)(a) and (b) of Zoning By-law No. 6593, an outdoor patio shall be permitted subject to the following special requirements that:
 - (i) No outdoor patio area shall provide for a seating accommodation for more than 142 persons; and,
 - (ii) An outdoor patio shall be permitted to be located where the lot lines adjoin the residential district to the south and the west; and,
 - (iii) An outdoor patio area may be located at grade and at the floor elevation of the first and second storey of the building; and,
- (g) notwithstanding Sections 1.(a)(iii) and 2.(b) By-law No. 73-115, as amended by By-law No. 81-28, the accessory use of signs shall be further amended as follows:
 - (i) one ground sign and one wall sign or projecting sign shall be permitted and the total area of the two signs shall not be greater than 0.8 square metre (8.6 square feet).

2. That the "E-3" (High Density Multiple Dwellings) District provisions, as contained in Section 11C. of Zoning By-law No. 6593, as amended by By-law No. 73-115 and By-law No. 81-28 applicable to Block "2" (30 Hess Street South), the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended to the extent only of the following special requirements that,

- (a) notwithstanding Section 1 of By-law No. 73-115, any alteration, extension or enlargement from the northerly and southerly side walls and westerly rear wall of the existing building shall be permitted and shall be permitted to be used as a restaurant; and,
- (b) Section 11C. (2)(b) and (c) of Zoning By-law No. 6593 shall not apply; and,
- (c) notwithstanding Section 11C. (3) of Zoning By-law No. 6593, the lot shall have a minimum lot width of 13.2 metres and a minimum lot area of 266.1 square metres; and,
- (d) Section 11C. (5) of Zoning By-law No. 6593 shall not apply; and,
- (e) Section 18. (3)(vi) of Zoning By-law No. 6593 shall not apply to the southerly and northerly side yards and the westerly rear yard; and,

- (f) notwithstanding Section 18.(11)(a) and (b) of Zoning By-law 6593, an outdoor patio shall be permitted subject to the following special requirements that:
- (i) No outdoor patio area shall provide for a seating accommodation for more than 220 persons; and,
 - (ii) An outdoor patio shall be permitted to be located where the lot lines adjoin the residential district to the north and the west; and,
 - (iii) An outdoor patio area may be located at grade, on a raised area above grade, at the floor elevation of the first and second storeys of the building and over the roofed-over and unenclosed front porch; and,
- (g) notwithstanding Sections 1.(a)(iii) and 2.(b) of By-law No. 73-115, as amended by By-law No. 81-28, the accessory use of signs shall be further amended as follows:
- (i) one wall sign or projecting sign shall be permitted and the total area of the one sign shall not be greater than 1.4 square metres (15 square feet); and,
 - (ii) the one sign shall be permitted to be used for business identification of the adjoining property at 24 Hess Street South.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E-3" District provisions, subject to the special requirements referred to in sections 1 and 2 of By-law No. 73-115, as amended by sections 1 and 2 of By-law No. 81-28 and sections 1 and 2 of this by-law.

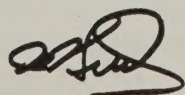
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-262b.

5. Sheet No. W-4 of the District Maps is amended by marking the lands referred to in sections 1 and 2 of this by-law, S-262b.

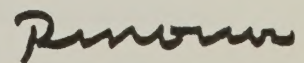
6. In all other respects, By-laws No. 73-115 and 81-28, are hereby confirmed, unchanged.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

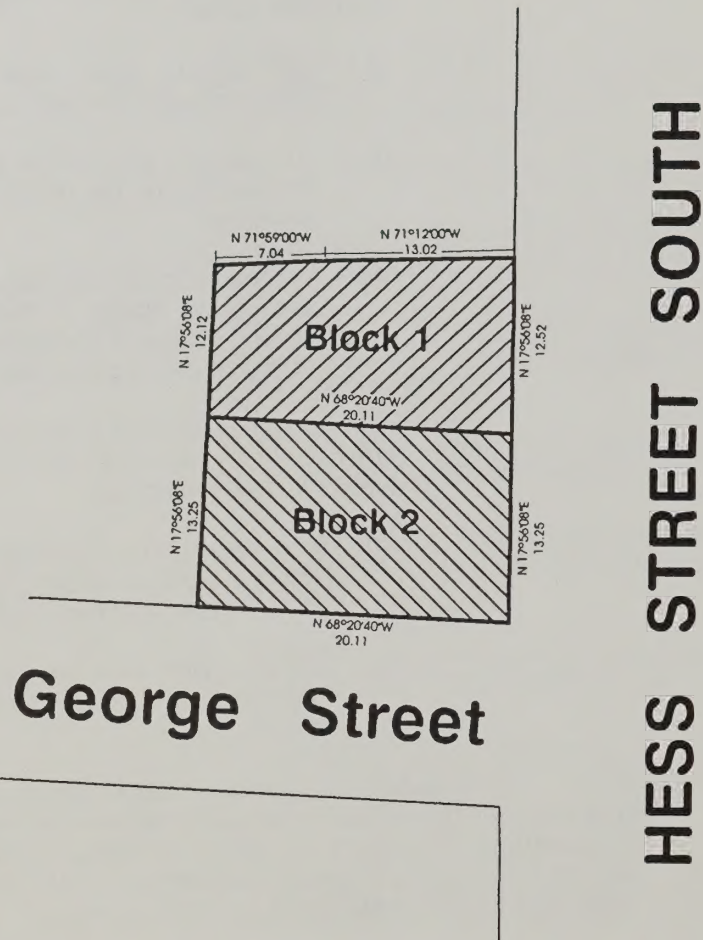
PASSED this 8th day of February A.D. 2000



MUNICIPAL CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-.011.
 Passed the .8.th... day of ...February..., 2000.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 00-.011.

Community Planning and Development Division

Legend

- Block 1**
 Further modification to the "E-3" (High Density Multiple Dwellings) District, modified
- Block 2**
 Further modification to the "E-3" (High Density Multiple Dwellings) District, modified

North



Scale
 Not to Scale

Date
 January, 2000

Reference File No.
 ZAC-89-30

Drawn By
 D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 00-019

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 99-058

Respecting:

LAND LOCATED AT MUNICIPAL NO. 723 RYMAL ROAD WEST

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-058 on the 27th day of April 1999 to rezone the subject land from "C" (Urban Protected Residential, etc.) District to "DE-3"-H' District (Multiple Dwellings - Holding) District and to establish special requirements with respect to the land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 99-058 provides that upon,

- (i) the owner preparing and submitting a storm water management study to the satisfaction of the applicable Conservation Authorities and the Manager, Development Engineering Section, Regional Environment Department; and,
- (ii) servicing being made available to the subject lands to the satisfaction of the Manager, Development Engineering Section, Regional Environment Department; and,
- (iii) the applicant entering into all required agreements for the provision of services, with the City of Hamilton and the Region of Hamilton-Wentworth, to the satisfaction of the Manager, Development Engineering Section, Regional Environment Department,

the 'H' symbol shall be removed by amendment to By-law No. 99-058;

AND WHEREAS the owner has satisfied the above three conditions;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 158, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P.13.

AND WHEREAS the Council of The Corporation of the City of Hamilton in adopting Item 2 of Report 03-00 of the Planning and Development Committee at its meeting held on the 8th day of February, 2000 directed that By-law No. 99-058 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 99-058, passed on the 27th day of April 1999 to the "DE-3" - 'H' (Multiple Dwellings - Holding) District designation of the subject lands, the extent and boundaries of which are shown on a plan annexed as Schedule "A" to By-law No. 99-058 and forming part thereof, is hereby removed and the development of the lands may proceed in accordance with the "DE-3" (Multiple Dwellings) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 3 of By-law No. 99-058.

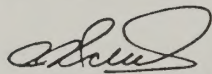
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 3 of By-law No. 99-058.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1421a.

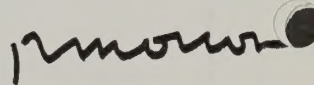
4. Sheet No. W-37E of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1421a.

5. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of February A.D. 2000

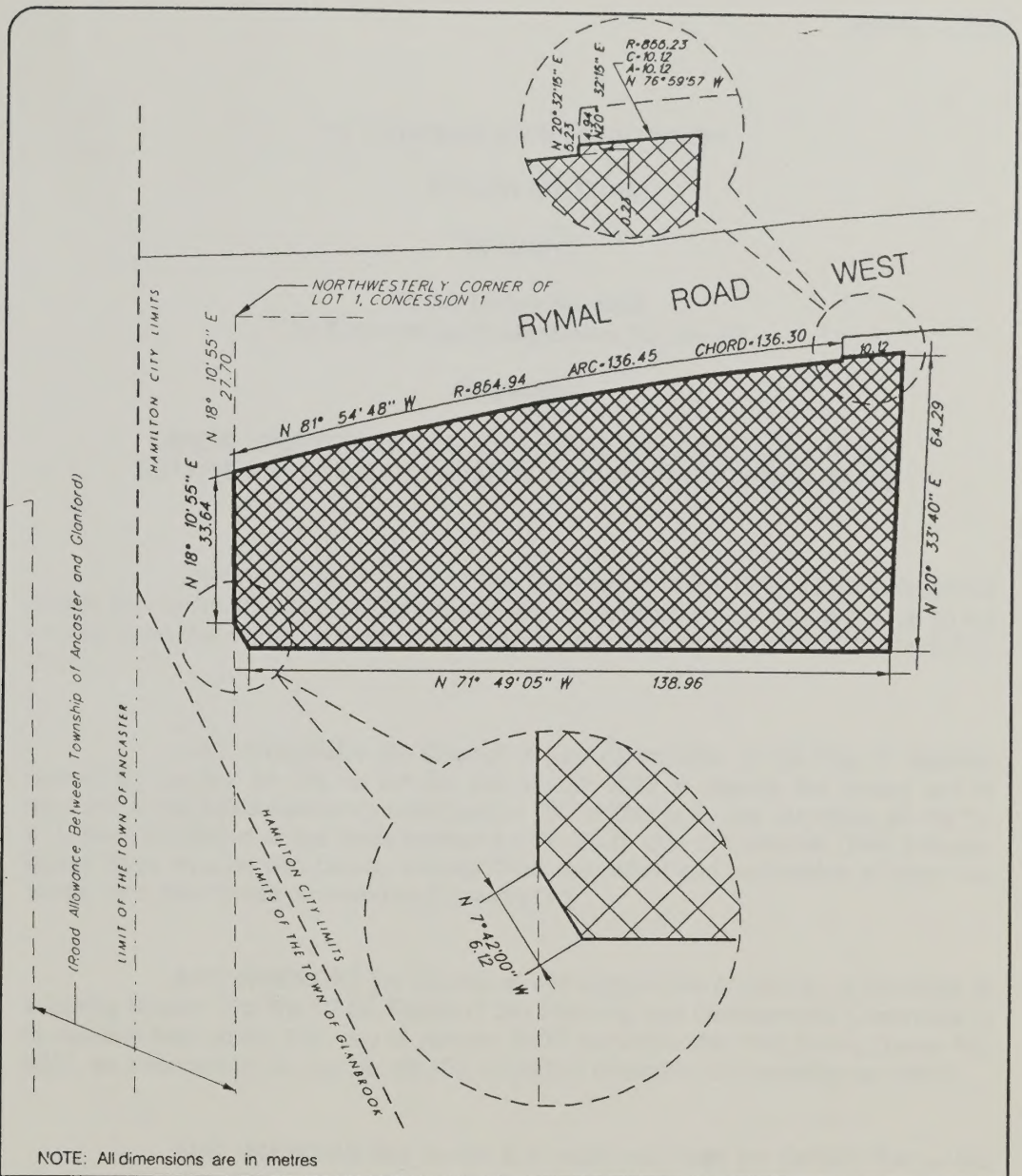


MUNICIPAL CLERK



MAYOR

(2000) 03-00 R.P.D.C. 2, February 8
723 Rymal Road West
Jomar Developments Corporation Inc., Owner
ZAR-99-37



This is Schedule "A" to By-Law No. 00-019
 Passed the 29th day of February, 2000

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-019

to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Further modification in Zoning from
 "DE-3"-H' (Multiple Dwellings-Holding)
 District modified to "DE-3" (Multiple
 Dwellings) District.

North



Scale

NOT TO SCALE

Date

January, 2000

Reference File No.

ZA-99-37

Drawn By

B. B.



The Corporation of the City of Hamilton

BY-LAW NO. 00-022

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 99-103

Respecting:

**LANDS LOCATED ON THE SOUTH SIDE OF LOCONDER DRIVE
BETWEEN UPPER GAGE AVENUE AND QUEEN VICTORIA DRIVE**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-103 on the 6th day of July 1999 to change the zoning and to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "R-4" District, in respect of the lands located on the South side of Loconder Drive between Upper Gage Avenue and Queen Victoria Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 5 of the 02-00 Report of the Planning and Development Committee at its meeting held on the 25th day of January 2000, recommended that Zoning By-law No. 6593, as amended by By-law No. 99-103, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 4 of Zoning By-law No. 99-103 is hereby repealed in its entirety and the following substituted therefor:

"4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1429a".

2. Section 5 of Zoning By-law No. 99-103 is hereby repealed in its entirety and the following substituted therefor:

"5. Sheet No. E-49B of the District Maps is amended by marking the lands referred to in section 1 of this By-law as S-1429a".

3. In all other respects, By-law No. 99-103, is hereby confirmed, unchanged.

4. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of February A.D. 2000



MUNICIPAL CLERK



MAYOR

(2000) 02-00 R.P.D.C. 5, January 25
Hamilton Habitat for Humanity, Owner
ZAC-99-22

The Corporation of the City of Hamilton

BY-LAW NO. 00 - 047

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT 164 RYMAL ROAD WEST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

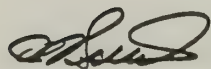
1. Sheet No. W-9D of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

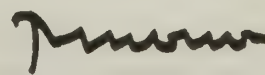
the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of March A.D. 2000

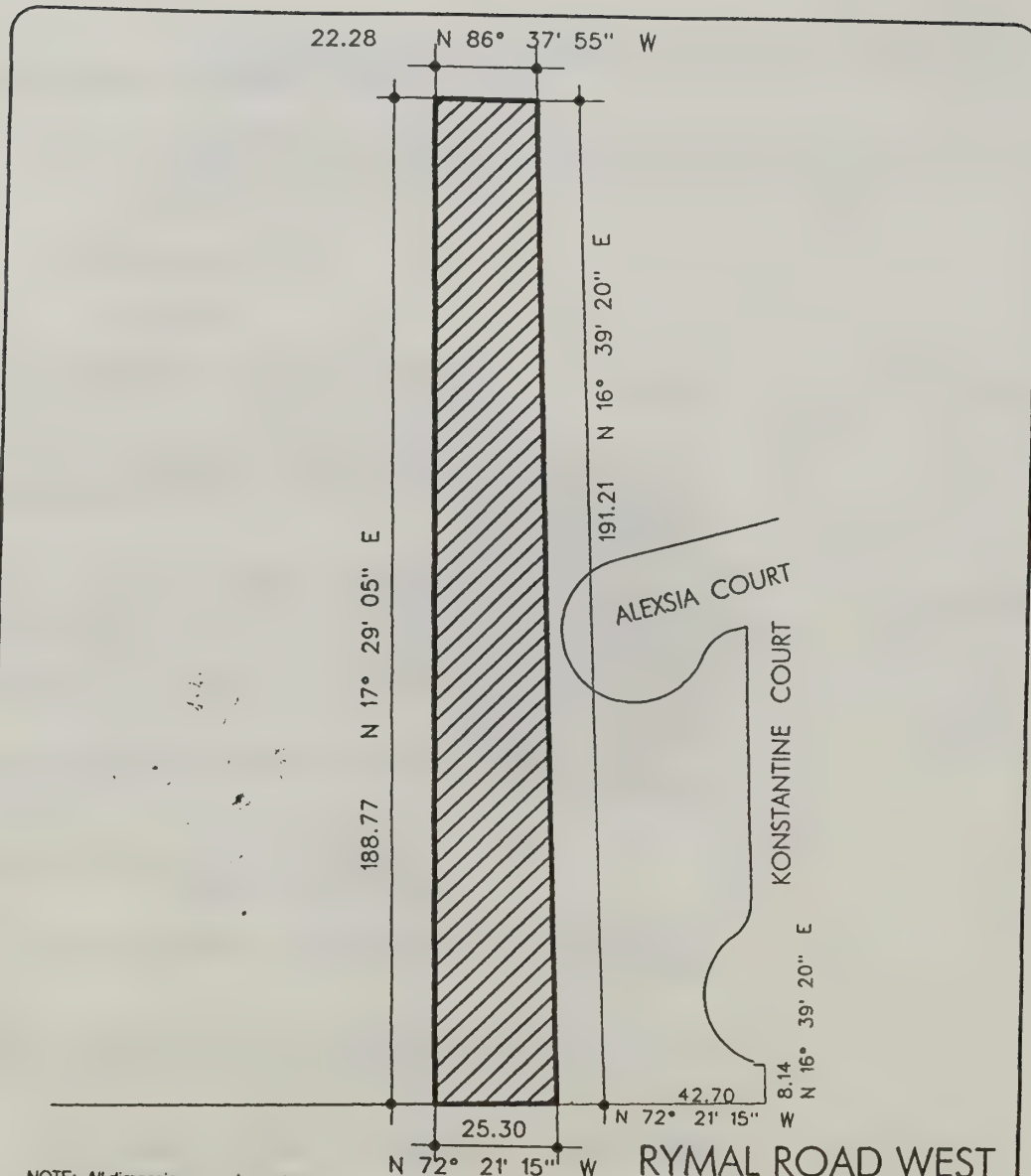


MUNICIPAL CLERK



MAYOR

(2000) 02 R.P.D.C. 2, January 25
Demetre Dekaneas, Prospective Owner
ZAC-99-38 (as amended)



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-047
 Passed the 28th day of March, 2000.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-047
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

"AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District



Scale
 NOT TO SCALE
 Date
 March, 2000

Reference File No.
 ZAC-99-38
 Drawn By
 S. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-058

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 844 UPPER WENTWORTH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 165, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of the Planning Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" – "H" (Urban Protected Residential, etc. – Holding) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands referred to in section 1 shall be removed conditional upon the applicant/owner applying for and receiving approval of a Site Plan Control Application from the City of Hamilton.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "C" District provisions.

3. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 9.(1) of Zoning By-law No. 6593, the following uses shall be permitted:

- (i) an aesthetics and beauty salon only within the existing building;
- (ii) an unlighted name plate having an area of not more than 0.2 square metres attached to and, as nearly as practicable, flush with the wall of the dwelling; and,

- (b) a minimum 3.0 metre wide landscape strip, and a visual barrier of not less than 1.2 metres in height and not more than 2.0 metres in height shall be provided and maintained along the westerly lot line; and,

- (c) a visual barrier of not less than 1.2 metres in height and not more than 2.0 metres in height shall be provided and maintained along the northerly and southerly lot lines; and,
- (d) a minimum 1.38 metres wide landscape strip shall be provided and maintained along the easterly lot line except for any area used for vehicular access; and,
- (e) notwithstanding Section 18A.(1) of Zoning By-law No. 6593, not less than four (4) parking spaces shall be provided and maintained on the subject lands; and,
- (f) notwithstanding Section 18A.(7) of Zoning By-law No. 6593, a parking space length of not less than 5.8 metres shall be provided and maintained; and,
- (g) Section 18A.(14) of Zoning By-law No. 6593 shall not apply; and,
- (h) Section 18A.(26) of Zoning By-law No. 6593 shall not apply.

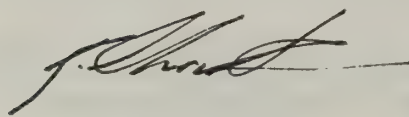
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1438.

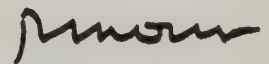
6. Sheet No. E-18 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1438.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of April A.D. 2000



ACTING MUNICIPAL CLERK

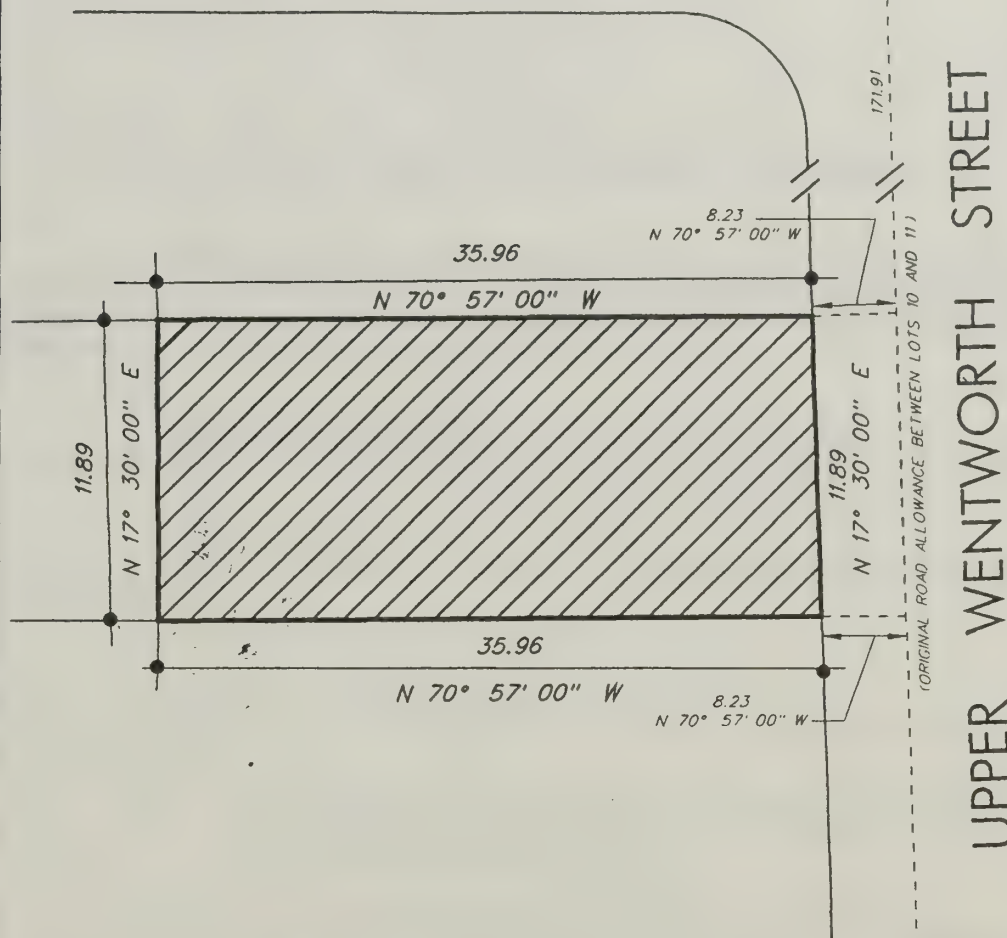


MAYOR

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSION 5 AND 6)

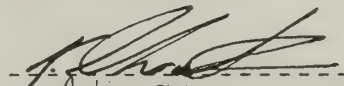
NORTHEAST CORNER OF
LOT 11 CONC. 6

MOHAWK ROAD EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-058.....
Passed the 11th..... day of April....., 00.


Acting Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-058

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"AA" (Agricultural) District to "C"
(Urban Protected Residential,
etc.) District, modified

North



Scale

NOT TO SCALE

Date

March, 2000

Reference File No.

ZAC-99-26

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 072

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1389 UPPER JAMES STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "**C**" (Urban Protected Residential, etc.) District to "**HH**" (Restricted Community Shopping and Commercial) District, the land comprised in Block "1"; and,
- (b) by changing from "**AA**" (Agricultural) District to "**HH**" (Restricted Community Shopping and Commercial) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. The "**HH**" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 14A. (3)(a) of Zoning By-law No. 6593, a front yard of not less than 24.0 metres in depth shall be provided and maintained; and,
- (b) notwithstanding Section 18A. (9) of Zoning By-law No. 6593, the required manoeuvring for parking and loading spaces may be provided and maintained off-site; and,
- (c) a minimum 3.0 metre wide landscaped area shall be provided and maintained along the entire westerly lot line, except for any area used for driveway access; and

- (d) a planting strip not less than 3.0 metres in width, and a visual barrier not less than 1.8 metres in height and not greater than 2.0 metres in height shall be provided and maintained along the entire easterly rear lot line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1439.

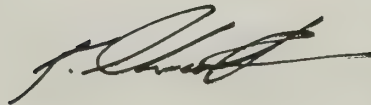
5. Sheet No. E-9C of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1439.

6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of

May

A.D. 2000

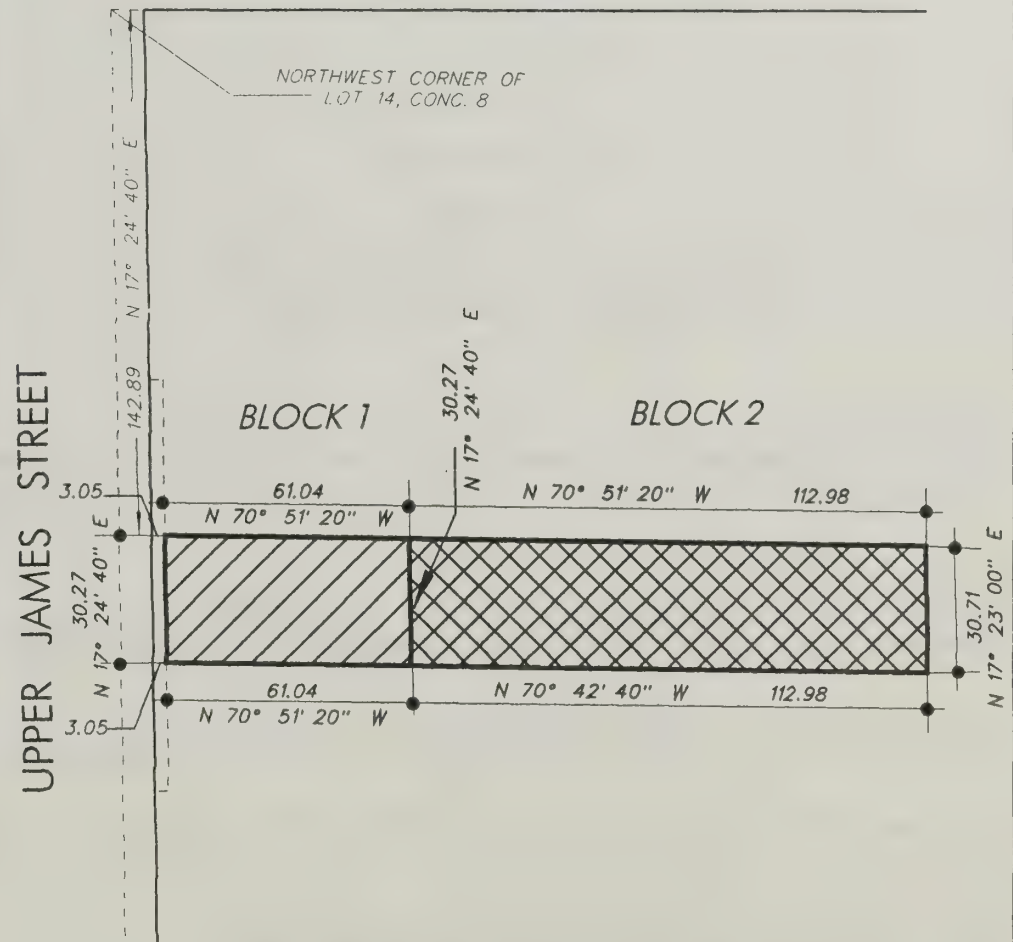


ACTING MUNICIPAL CLERK



MAYOR

STONE CHURCH ROAD EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-072.....
Passed the 9th day of May, 00.

[Signature]
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-072
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

BLOCK 1



"C" (Urban Protected Residential, etc.) District
to "HH" (Restricted Community Shopping
and Commercial) District, modified

BLOCK 2



"AA" (Agricultural) District to
"HH" (Restricted Community Shopping
and Commercial) District, modified

North



Scale

NOT TO SCALE

Date

March, 2000

Reference File No.

ZAC-99-40

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-073

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF ROYALVISTA DRIVE
AND WEST OF UPPER GAGE AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "**D**" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, modified, to "**R-4**" (Small Lot Single Family Dwelling) District, the land comprised in Block "1"; and,
- (b) by changing from "**L-c**" (Planned Development - Commercial) District, modified, to "**R-4**" (Small Lot Single Family Dwelling) District, the land comprised in Block "2"; and,
- (c) by changing from "**L-c**" (Planned Development - Commercial) District, modified, to "**C**" – "**H**" (Urban Protected Residential, etc. – Holding) District, the land comprised in Block "3"; and,
- (d) by changing from "**D**" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, modified, to "**C**" – "**H**" (Urban Protected Residential, etc. – Holding) District, the land comprised in Block "4"; and,
- (e) by changing from "**G**" (Neighbourhood Shopping Centre, etc.) District, modified, to "**C**" – "**H**" (Urban Protected Residential, etc. – Holding) District, the land comprised in Block "5",

the extent and boundaries of each of which Blocks "1", "2", "3", "4" and "5" are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands comprised in Blocks "3", "4" and "5" shall be removed conditional upon,

- (i) the lands shown as Blocks "3", "4" and "5" being assembled for the purpose of orderly development to the satisfaction of the Director, Land Development Department, Community Planning and Development Division; and,
- (ii) the applicant/owner applying for and receiving draft plan approval by the Region of Hamilton-Wentworth of a Plan of Subdivision.

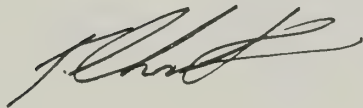
(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands comprised in Blocks "3", "4" and "5" may at such time proceed in accordance with the "C" District provisions.

3. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

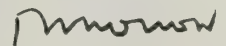
PASSED this 9th day of

May

A.D. 2000



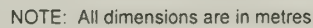
ACTING MUNICIPAL CLERK



MAYOR

(2000) 04-00 R.P.D.C. 1.B., February 29
A. Nesci and 683595 Ontario Inc., Owners
ZAC-99-39

UPPER GAGE AVENUE



Acting Clerk

Mayor

Community Planning and Development Division

Blocks

- North

Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 00-074

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED WEST OF JAMES STREET NORTH,
EAST OF BAY STREET NORTH AND SOUTH OF THE C.N. RAILWAY LINE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-3 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "H" (Community Shopping and Commercial, etc.) District to "G-3 - 'H'" (Public Parking Lots - Holding) District, the land comprised in Block "1"; and,
- (b) by changing from "J" (Light and Limited Heavy Industry, etc.) District to "G-3" - 'H' (Public Parking Lots - Holding) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands comprised in Blocks "1" and "2" shall be removed conditional upon the applicant/owner applying for and receiving approval of a Site Plan Control application from the City of Hamilton.

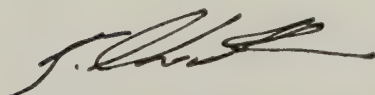
(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands comprised in Blocks "1" and "2" may at such time proceed in accordance with the "G-3" District provisions.

3. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of

May

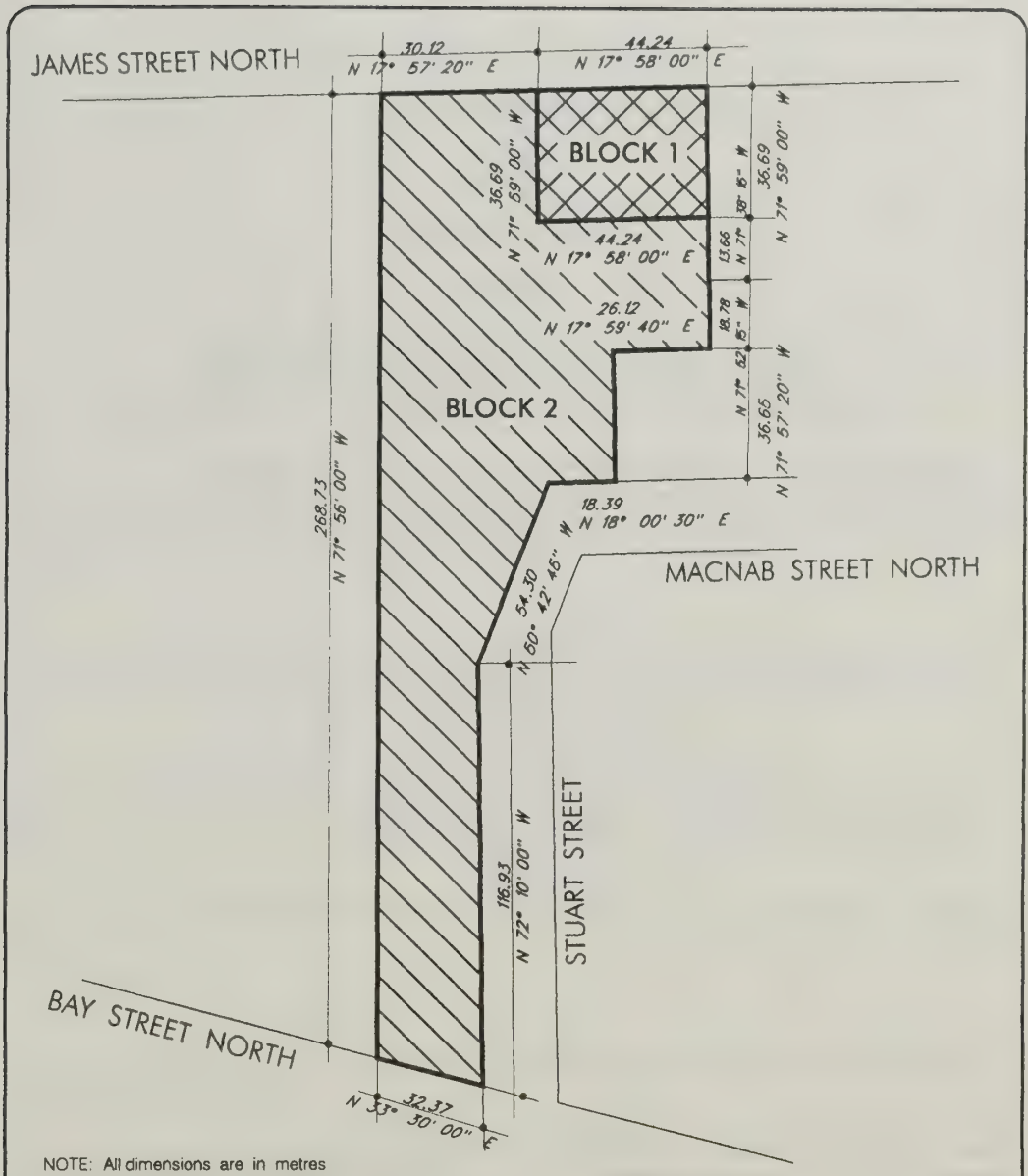
A.D. 2000



ACTING MUNICIPAL CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-074
Passed the 9th day of May, 2000.

[Signature]
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-074

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

BLOCK 1



"J" (Light and Limited Heavy Industry, etc.) District
to "G-3"-H' (Public Parking Lots-Holding) District

BLOCK 2



"H" (Community Shopping and Commercial, etc.)
District to "G-3"-H' (Public Parking Lots-Holding)
District



Scale
NOT TO SCALE

Date
APRIL, 2000

Reference File No.

ZAC-99-10

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-075

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE NORTH-WEST CORNER OF
UPPER JAMES STREET AND LIMERIDGE ROAD WEST
(FORMERLY KNOWN AS MUNICIPAL NO. 1078 UPPER JAMES STREET)**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the special conditions relating to this rezoning, referred to in Section 1.(b) of the 15th Report of the Planning and Development Committee adopted by City Council on August 11, 1999, have been satisfied;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9A of the District Maps, appended to and forming part of By-law No. 6593, is amended,
 - (a) by changing from "**HH**" (Restricted Community Shopping and Commercial) District to "**C**" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "**C**" (Urban Protected Residential, etc.) District provisions, as contained in Section 9. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirement that,
 - (a) access to the subject lands shall only be provided from Limeridge Road West.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "**C**" District provisions, subject to the special requirement referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1430.

5. Sheet No. W-9A of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1430.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

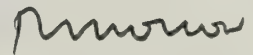
PASSED this 9th day of

May

A.D. 2000

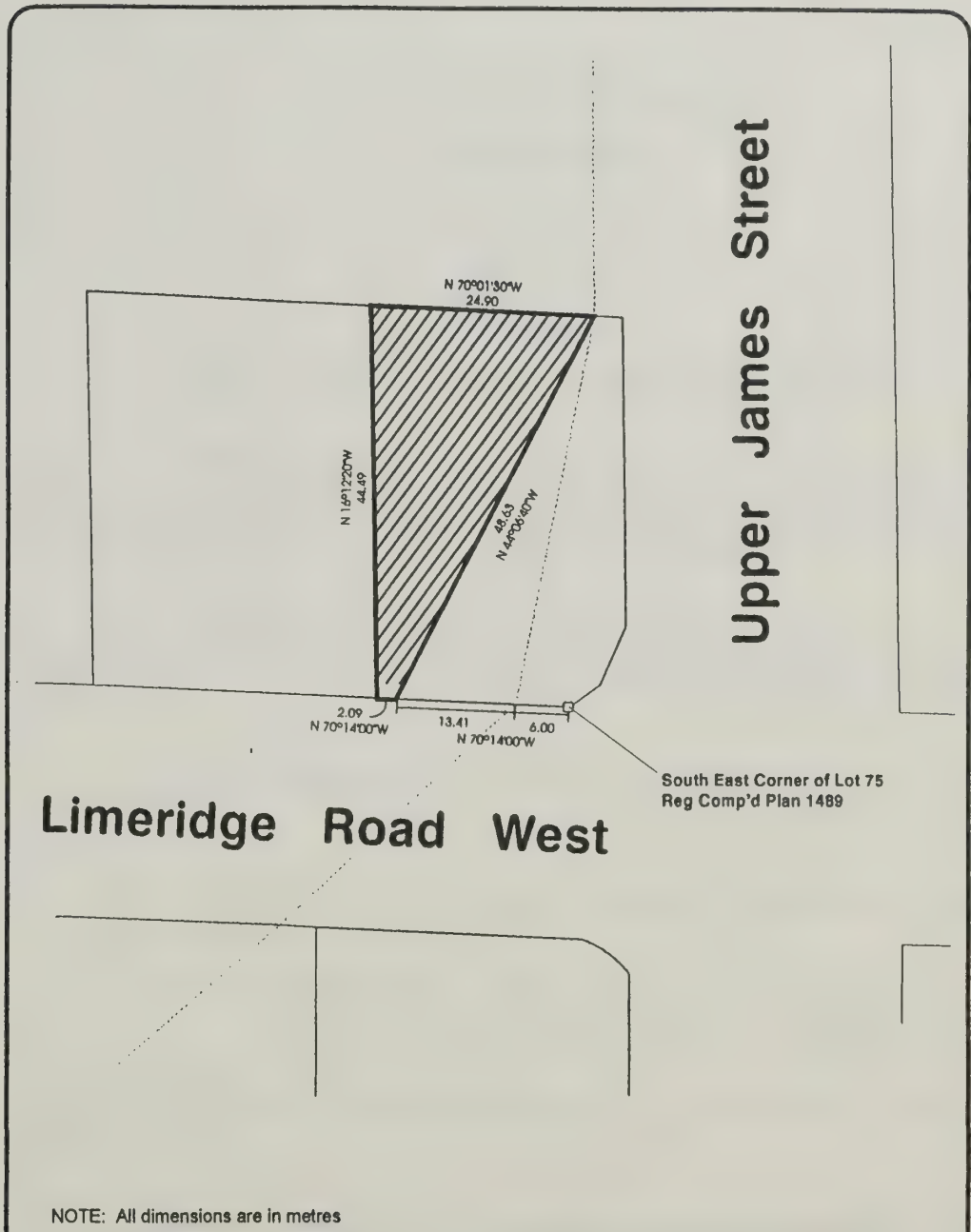


ACTING MUNICIPAL CLERK



MAYOR

(1999) 15 R.P.D.C.1, August 11
Mark Pillinini, Owner
ZAR-99-16



This is Schedule "A" to By-Law No. 00-075...
Passed the 9th day of May, 2000

[Signature]
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 00-075.

Planning and Development Department

Legend

Change in zoning:



from "HH" (Restricted Community Shopping
and Commercial) District to "C" (Urban
Protected Residential, etc.) District

North 	Scale Not to Scale	Reference File No. ZAR-89-16
	Date SEPT 1999	Drawn By D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 084

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 130 BAY STREET SOUTH

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-5 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "E-3" (High Density Multiple Dwellings) District, modified, to "A" (Conservation, Open Space, Park and Recreation) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "A" (Conservation, Open Space, Park and Recreation) District provisions, as contained in Section 7. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 7.(1) of Zoning By-law No. 6593, only the following uses shall be permitted:
 - 1. A Place of Worship within the existing building only.
 - 2. Offices for outreach programs accessory to a Place of Worship, including counselling programs but excluding overnight accommodations, within the existing building only.
 - 3. Public open space; and,
- (b) Section 7.(2) of Zoning By-law No. 6593 shall not apply to the existing building; and,
- (c) Section 7.(3)(i), (ii) and (iii) of Zoning By-law No. 6593 shall not apply to the existing building; and,
- (d) notwithstanding Section 7.(4) of Zoning By-law No. 6593, the lot

shall have a width of at least 38 metres and an area of at least 1,380 square metres.

By-law Respecting 130 Bay Street South
2

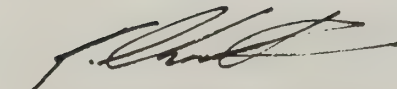
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "A" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1443.

5. Sheet No. W-5 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1443.

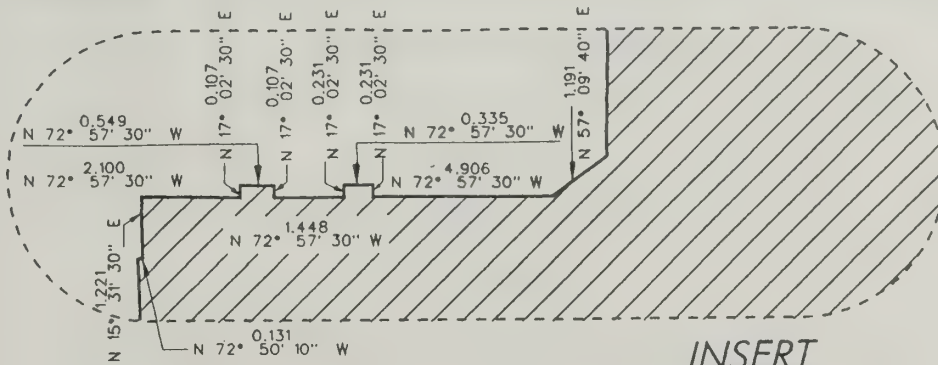
6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of May A.D. 2000


ACTING MUNICIPAL CLERK




MAYOR



HUNTER STREET WEST 31.349
N $72^{\circ} 50' 10''$ W

SEE INSERT

PUBLIC ALLEY

84.545
N $72^{\circ} 46' 40''$ W

38.710
N $16^{\circ} 24' 30''$ E

BAY STREET SOUTH

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-084.....
Passed the 30th day of May, 2000.

[Signature]
Acting Municipal Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-084

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"E-3" (High Density Multiple Dwellings)
District, modified, to "A" (Conservation,
Open Space, Park and Recreation)
District, modified

North



Scale

NOT TO SCALE

Date

April, 2000

Reference File No.

CI-00-A

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 085

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED ON THE NORTH SIDE OF THE FUTURE EXTENSION
OF GREYWOOD ROAD, SOUTH OF GLENVIEW PLACE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17C of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of May A.D.2000.

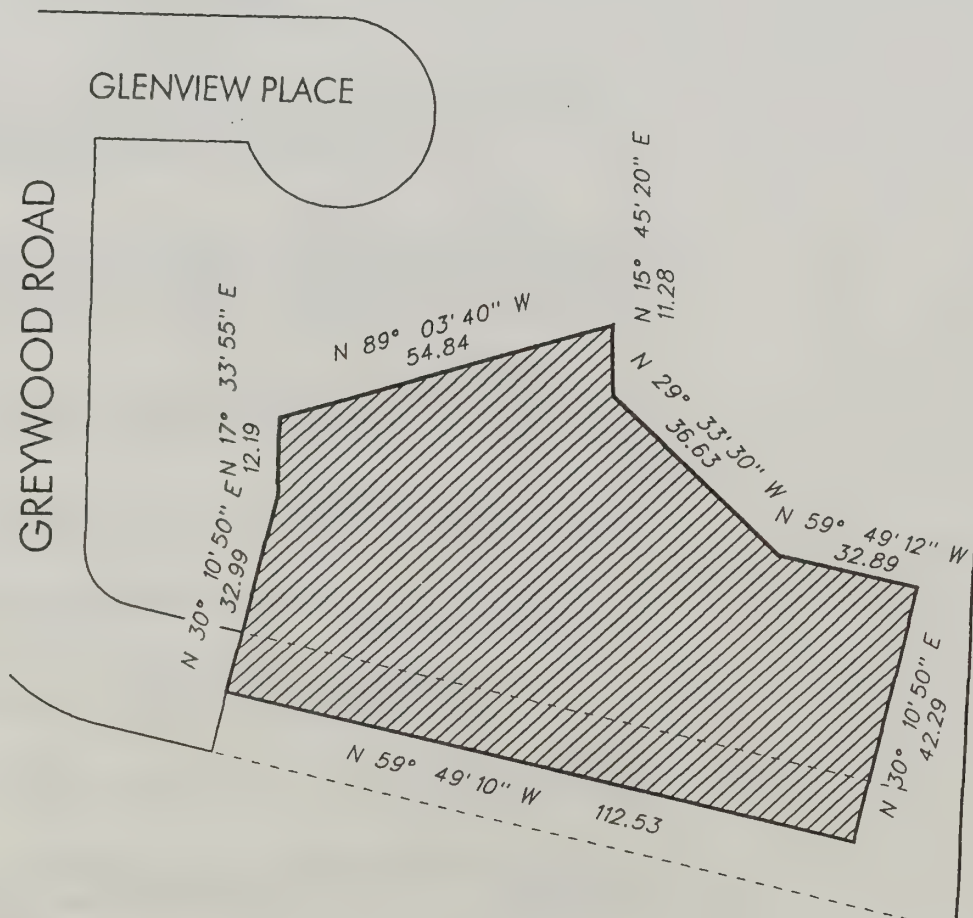


ACTING MUNICIPAL CLERK



MAYOR

(2000) 00-07 R.P.D.C. 3, April 11th
Casablanca Properties Inc., Owners
ZAC-00-02



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-085
Passed the 30th day of May, 2000.


Acting Municipal Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-085

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

 "C" (Urban Protected Residential, etc.) District to
"R-4" (Small Lot Single Family Dwelling) District



Scale
NOT TO SCALE
Date
May, 2000

Reference File No.
ZAC-00-02
Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-086

To Amend:

Zoning By-law No. 6593
and To Repeal Zoning By-law No. 00-074

Respecting:

**LANDS LOCATED WEST OF JAMES STREET NORTH,
EAST OF BAY STREET NORTH AND SOUTH OF THE C.N. RAILWAY LINE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 00-074 on the 9th day of May 2000 to change the zoning of the above referred to land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS it is expedient to repeal Zoning By-law No. 00-074 in its entirety and to amend Zoning By-law No. 6593 as hereinafter set out;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 00-074 is hereby repealed in its entirety.
2. Sheet No. W-3 of the District Maps, appended to and forming part of By-law No. 6593, is amended,
 - (a) by changing from "H" (Community Shopping and Commercial, etc.) District to "G-3 - 'H'" (Public Parking Lots - Holding) District, the land comprised in Block "1"; and,
 - (b) by changing from "J" (Light and Limited Heavy Industry, etc.) District to "G-3" - 'H' (Public Parking Lots - Holding) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

3. (a) The 'H' symbol applicable to the lands comprised in Blocks "1" and "2" shall be removed conditional upon the applicant/owner applying for and receiving approval of a Site Plan Control application from the City of Hamilton.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands comprised in Blocks "1" and "2" may at such time proceed in accordance with the "G-3" District provisions.

4. The "G-3" (Public Parking Lots) District provisions, as contained in Section 13C. of Zoning By-law No. 6593, applicable to the lands referred to in section 2 are amended to the extent only of the special requirement that,

(a) a 1.83 metre high chain link fence shall be provided and maintained along any lot line abutting a railway right-of-way.

5. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-3" District provisions, subject to the special requirement referred to in section 4.

6. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1426.

7. Sheet No. W-3 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1426.

8. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of May A.D. 2000

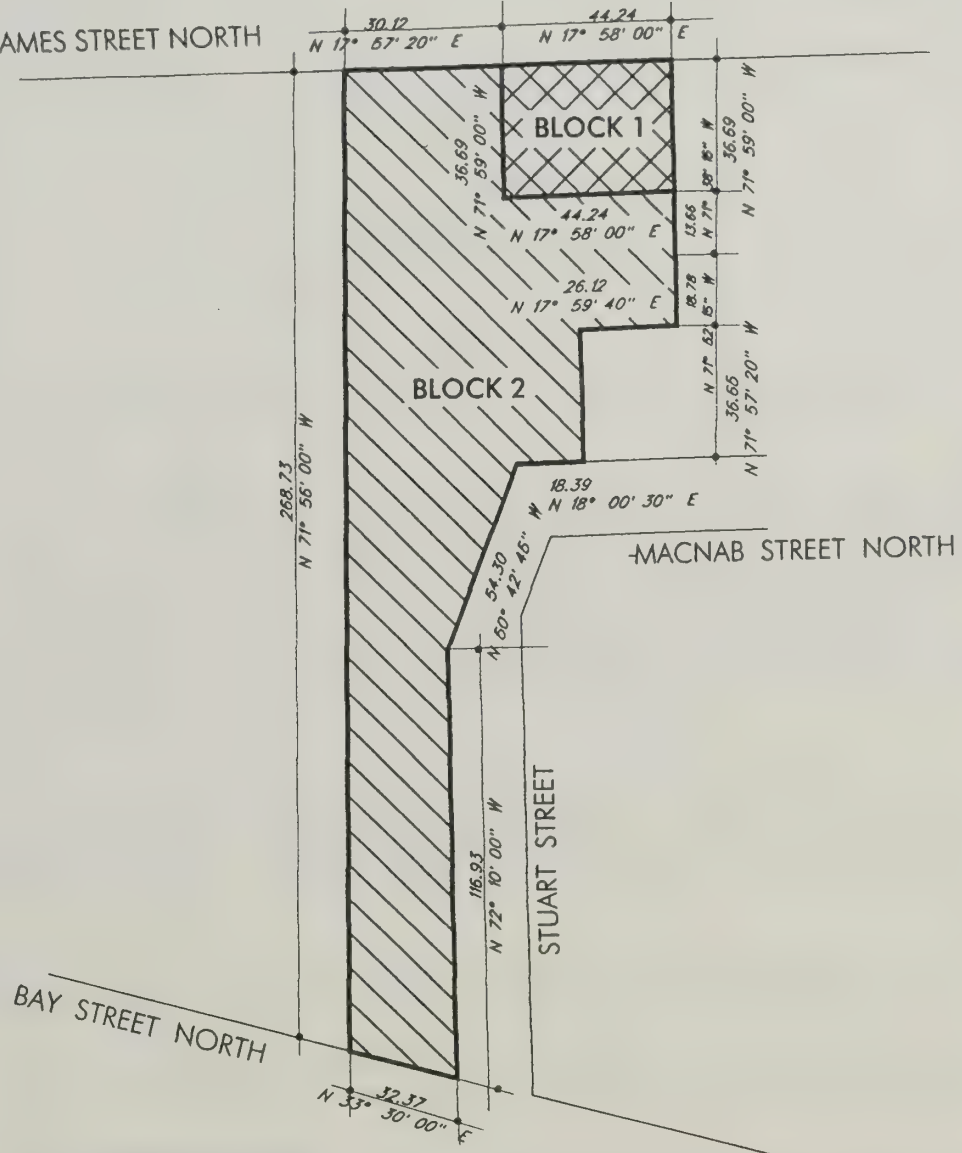


ACTING MUNICIPAL CLERK



MAYOR

JAMES STREET NORTH



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-086
 Passed the 30th day of May, 2000.

[Signature]
 Acting Municipal Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-086

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"H" (Community Shopping and Commercial, etc.)
 District to "G-3"-H' (Public Parking Lots-Holding)
 District



"J" (Light and Limited Heavy Industry, etc.) District
 to "G-3"-H' (Public Parking Lots-Holding) District



Scale
 NOT TO SCALE

Date
 APRIL, 2000

Reference File No.
 ZAC-99-10

Drawn By
 B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-087

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 98-263

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 649 UPPER JAMES STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-263 on the 20th day of October, 1998 to rezone Block 1 from "E" (Multiple Dwellings, Lodges, Clubs, etc.) District to "H" - 'H' (Community Shopping and Commercial, etc. - Holding) District, modified and Block 2 from "H" (Community Shopping and Commercial, etc.) District to "H" - 'H' (Community Shopping and Commercial, etc. - Holding) District, modified and to establish special requirements with respect to Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan thereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 3 of By-law No. 98-263 provides that upon the owner submitting a Record of Site Condition (RSC) to the Region and the Ministry of Environment (MOE), to the satisfaction of the Region, including an acknowledgement of receipt of the RSC from the MOE, the 'H' symbol shall be removed by amendment to By-law No. 98-263;

AND WHEREAS receipt and acknowledgement of the Record of Site Condition by the Region and the Ministry of Environment has been completed;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS City Council in adopting Item of the th Report of the Planning and Development Committee at its meeting held on the 30th day of May, 2000, directed that By-law No. 98-263 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 98-263, passed on the 20th day of October, 1998, to the "H" - 'H' (Community Shopping and Commercial, etc. - Holding) District, modified designation of Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan annexed as Schedule "A" to By-law No. 98-263 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "H" (Community Shopping and Commercial, etc.) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 4. of By-law No. 98-263.

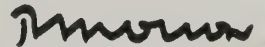
2. Sheet No. E-7 of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 2. of By-law No. 98-263, is further amended by changing from "H" - 'H' (Community Shopping and Commercial, etc. - Holding) District, modified to "H" (Community Shopping and Commercial, etc.) District, modified, the land, the extent and boundaries as shown on a plan hereto annexed as Schedule "A" and forming part of this By-law.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 4. of By-law No. 98-263.
4. By-law No. 6593, as amended by By-law No. 98-263, is further amended by adding this by-law to section 19B as Schedule S-1409a.
5. Sheet No. E-7 of the District Maps, as amended by By-law No. 98-263, is amended by marking the lands referred to in section 2. of this by-law, S-1409a.
6. In all other respects, By-law No. 98-263 is hereby confirmed, unchanged.
7. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of the by-law in accordance with the Planning Act.

PASSED this 30th day of May, A.D. 2000.



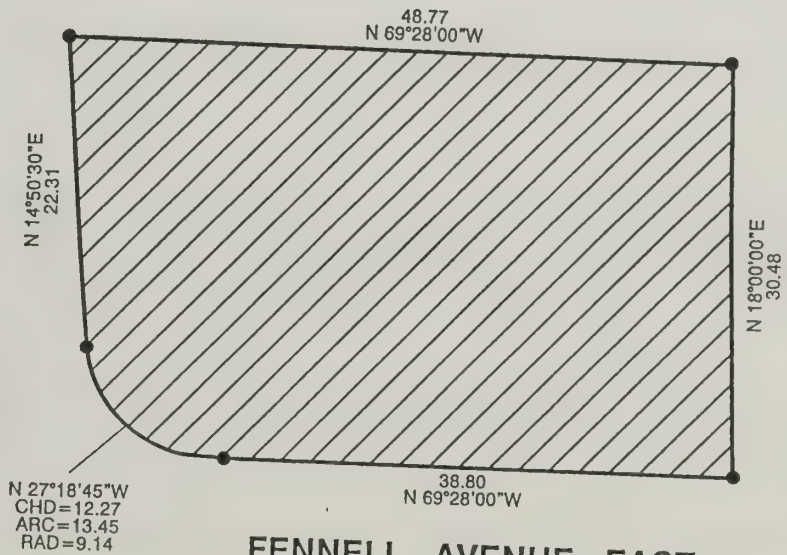
ACTING MUNICIPAL CLERK



MAYOR

(2000) 11R.P.D.C. 4, May 30
1136193 Ontario Inc. (Hussein Ghaddar), owner
ZAR-00-12

UPPER JAMES STREET



FENNELL AVENUE EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-087.
Passed the 30th day of May, 2000.

[Signature]
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 00-087.....

Community Planning and Development Division

Legend

Change in zoning from:



"H" - "H" (Community Shopping and Commercial, etc.
- Holding) District, modified to "H" (Community
Shopping and Commercial, etc.) District, modified



Scale
Not to Scale
Date
MAY 2000

Reference File No.
ZAR-00-12
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 00-090

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 90 KINRADE AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-21 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "G-3" (Public Parking Lots) District to "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, as contained in Section 10. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10. (3) (i) of Zoning By-law No. 6593, a front yard of a depth of at least 5.4 metres shall be provided and maintained; and,
- (b) notwithstanding Section 10. (4) (ii) of Zoning By-law No. 6593, a two-family dwelling shall have a lot area of at least 530.0 square metres; and,
- (c) notwithstanding Sections 18A. (14a) and 18A. (14g) of Zoning By-law No. 6593, required parking may be provided in a required front yard; and,

- (d) notwithstanding Sections 18A. (1) (f) and 18A. (9) of Zoning By-law No. 6593, manoeuvring space for the required parking shall not be required; and,
- (e) any fence shall be setback a minimum of 5.0 metres from the Kinrade Avenue road allowance limits.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1444.

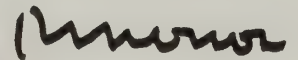
5. Sheet No. E21 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1444.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of May A.D. 2000

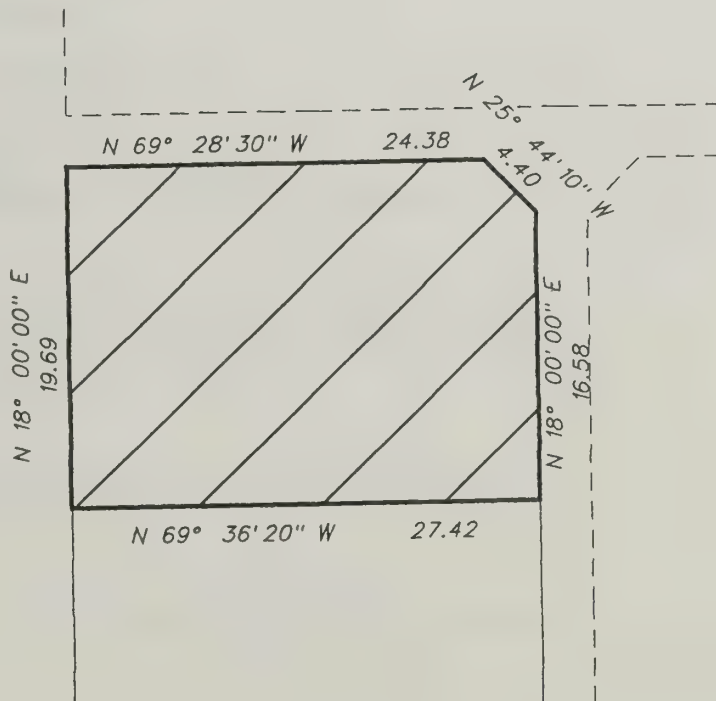


ACTING MUNICIPAL CLERK



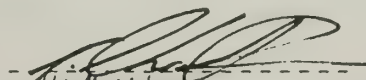
MAYOR

KINRADE AVENUE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-090.....
Passed the 30th day of May, 00.


Acting Municipal Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-090

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"G-3" (Public Parking Lots) District to
"D" (Urban Protected Residential- One and
Two Family Dwellings, etc.) District, modified

North 	Scale NOT TO SCALE	Reference File No. CI-00-B
	Date May, 2000	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-096

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 12-14 BRANTDALE AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-7 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, as contained in Section 10. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 10. (4) (ii) of Zoning By-law No. 6593, a minimum lot width of 15.2 metres shall be provided and maintained.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirement referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1447.

5. Sheet No. W-7 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1447.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

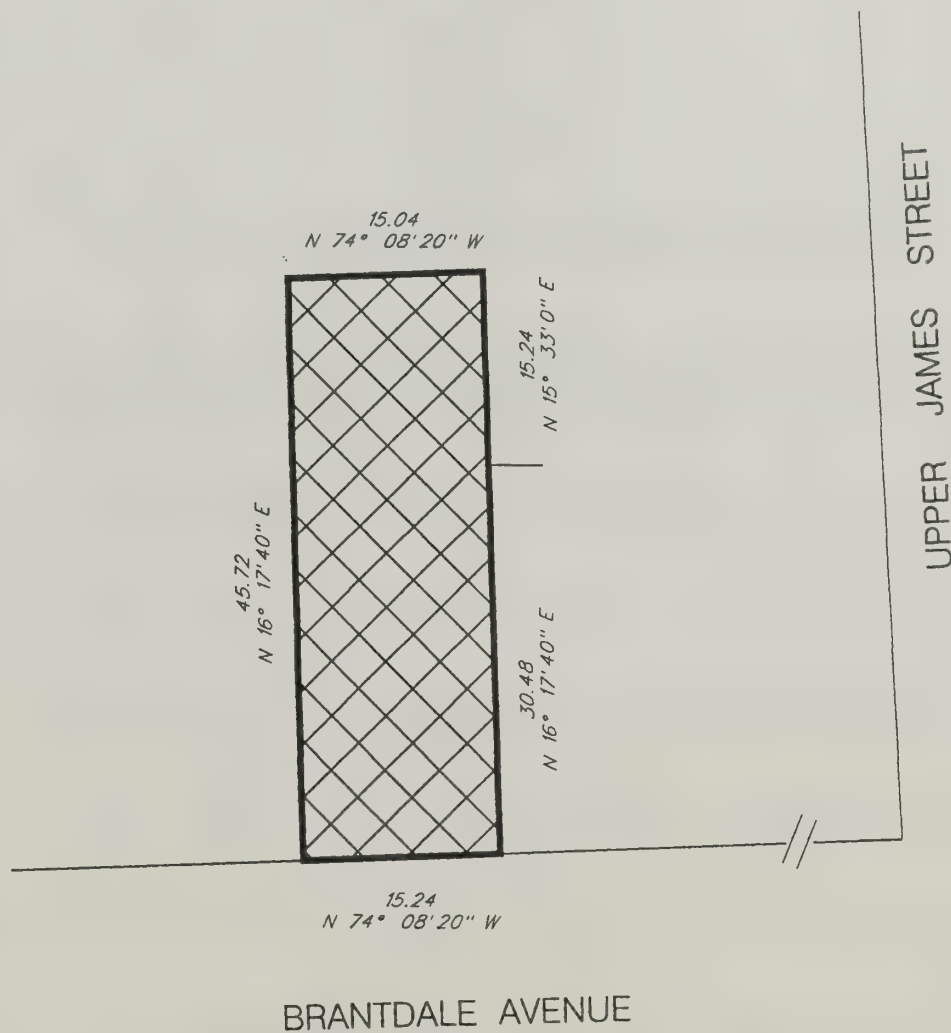
PASSED this 27th day of June A.D. 2000



ACTING MUNICIPAL CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-096.....
Passed the 27th day of June, 2000.

[Signature]
Acting Municipal Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-096

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from.

 "C" (Urban Protected Residential, etc.) District
to "D" (Urban Protected Residential- One and
Two Family Dwellings, etc.) District, modified

North 	Scale NOT TO SCALE	Reference File No. ZAC-00-09
	Date June, 2000	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-097

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 801 AND 803 KING STREET WEST
AND 80, 86 AND 90 CARLING STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982,

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W23 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "H" (Community Shopping and Commercial, etc.) District to "E" - 'H' (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands referred to in section 1 shall be removed conditional upon the applicant/owner,

- (i) submitting a signed Record of Site Condition (RSC) to the Region and the Ministry of the Environment (MOE), to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the MOE; and,
- (ii) submitting a traffic noise assessment study, prepared by a qualified consultant, investigating noise levels impacting the proposed development and recommending noise control measures, (if applicable), to the satisfaction of the Region;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "E" District provisions, subject to the special requirements contained in section 3 of this by-law.

3. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 11. (2) (ii) of Zoning By-law No. 6593, no building or structure shall exceed a height of 9 storeys or 28.5 metres; and,

- (b) notwithstanding Section 11. (3) (i) (b) of Zoning By-law No. 6593, a front yard of a depth of at least 6.0 metres shall be provided and maintained from the Carling Street front lot line; and,
- (c) notwithstanding Section 11. (3) (ii) (b) of Zoning By-law No. 6593, a westerly side yard of a width of at least 3.9 metres shall be provided and maintained and an easterly side yard width of at least 2.1 metres shall be provided and maintained; and,
- (d) notwithstanding Section 11. (5) of Zoning By-law No. 6593, a multiple dwelling shall have a maximum gross floor area of 5,443.94 square metres and a maximum of 40 class A dwelling units; and,
- (e) Section 18. (3) (ii) of Zoning By-law No. 6593 shall not apply to the subject lands; and,
- (f) notwithstanding Section 18. (3) (vi) (cc) of Zoning By-law No. 6593, balconies may encroach a maximum of 1.2 metres into a required front yard.
- (g) notwithstanding Section 18A. (1) (c) of Zoning By-law No. 6593, one loading space having minimum dimensions of 9.0 metres long by 3.7 metres wide by 4.3 metres high shall be provided and maintained for a multiple dwelling; and,
- (h) notwithstanding Section 18A. (14g) of Zoning By-law No. 6593, a parking area may be provided within a required front yard provided it is setback a minimum distance of 3.0 metres from the King Street West front lot line and a minimum distance of 6.0 metres from the Carling Street front lot line; and,
- (i) a minimum 1.5 metre wide planting strip shall be provided and maintained along the entire westerly and easterly side lot lines; and,
- (j) a visual barrier not less than 1.2 metres and not more than 2.0 metres in height shall be provided and maintained along the entire westerly side lot line, provided that a visual barrier shall be setback a minimum of 3.0 metres and a maximum of 5.0 metres from the King Street West and Carling Street road allowance limits; and,
- (k) a visual barrier not less than 1.2 metres and not more than 2.0 metres in height shall be provided and maintained along the entire easterly side lot line, except that:
 - 1. A visual barrier shall be setback a minimum of 3.0 metres and a maximum of 5.0 metres from the King Street West and Carling Street road allowance limits.
 - 2. No visual barrier shall be required for that portion of the easterly side lot line where an access driveway to an underground parking area is adjacent to a multiple dwelling to the east.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1446.

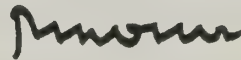
6. Sheet No. W23 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1446.

7. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of June A.D. 2000



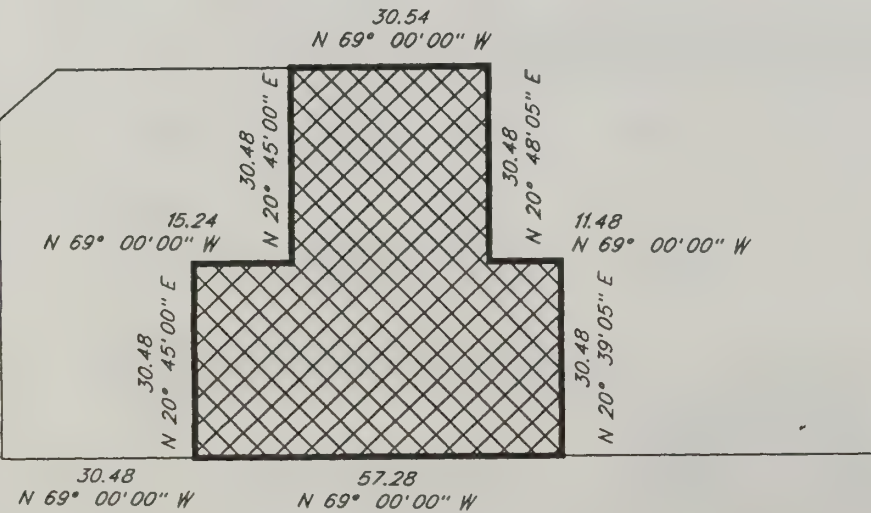
ACTING MUNICIPAL CLERK



MAYOR

KING STREET WEST

PARADISE ROAD SOUTH



CARLING STREET

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-097
Passed the 27th day of June, 2000.

[Signature]
Acting Municipal Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-097

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"H" (Community Shopping and Commercial, etc.) District, modified to "E" - "H" (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, modified

North



Scale

NOT TO SCALE

Date

June, 2000

Reference File No.

ZAC-00-07

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-098

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST OF GLANCASTER ROAD,
WEST OF HAWKSWOOD TRAIL AT THE WESTERLY LIMITS
OF FALCONRIDGE DRIVE AND SOUTH OF RYMAL ROAD WEST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-37E of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "RT-20" - 'H' (Townhouse - Maisonette - Holding) District, the land comprised in Block "1"; and,
- (b) by changing from "C" (Urban Protected Residential, etc.) District to "RT-20" - 'H' (Townhouse - Maisonette - Holding) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands referred to in section 1 shall be removed conditional upon,

- (i) the applicant and/or land owner submitting, to the satisfaction of the Director, Land Development Department and Corporate Counsel, all of the required documentation to provide for permanent vehicular access, in perpetuity, from the subject lands to Rymal Road West through the Ontario Hydro corridor to the west of the subject lands from the following agencies: Ontario Hydro; Bell Canada; the Township of Glanbrook; the Town of Ancaster; the Hamilton Region Conservation Authority; and, the Niagara Peninsula Conservation Authority; and,

- (ii) all required documentation being submitted, to the satisfaction of the Director, Land Development Department and Corporate Counsel, that the necessary agreements and approvals have been secured in perpetuity, to provide for permanent vehicular access for the abutting lands to the south shown as Blocks "1" and "2" on Schedule "A", from these lands to Glancaster Road through the Ontario Hydro corridor to the west of the subject lands from the following agencies: Ontario Hydro; Bell Canada; TransCanada PipeLines; the Township of Glanbrook; the Hamilton Region Conservation Authority; and, the Niagara Peninsula Conservation Authority; and,
- (iii) the applicant/owner demonstrating to the satisfaction of the Director, Land Development Department, and the Supervisor of Traffic Studies/Traffic Technologists, Traffic Division, Transportation, Operations and Environment Division, that the proposed extension of Falconridge Drive westerly to connect to Glancaster Road is no longer required; and,
- (iv) the applicant/owner applying for and receiving approval for an access agreement to Rymal Road West to the satisfaction of the General Manager, Transportation, Operations and Environment Division; and,
- (v) the applicant undertaking and completing, to the satisfaction of the Ministry of Citizenship, Culture and Recreation an archaeological assessment of the subject lands and any significant resources present are to be removed and documented through excavation prior to construction, or preserved intact while development proceeds around the subject lands.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "RT-20" District provisions.

3. The "RT-20" (Townhouse – Maisonette) District provisions, as contained in Section 10E. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) no vehicular access shall be permitted from Falconridge Drive; and,
- (b) a visual barrier not less than 1.8 metres and not more than 2.0 metres in height shall be provided and maintained, except for points of vehicular access, along any lot line abutting a "C" District; and,
- (c) notwithstanding Section 10E.(7)(a) of Zoning By-law No. 6593, a maximum of 25 townhouse units shall be permitted; and,
- (d) notwithstanding Section 10E.(3) of Zoning By-law No. 6593, no building or structure within the district shall exceed 1 ½ storeys, and no structure shall exceed 9.5 metres in height; and,
- (e) Section 4.(3)(b) of Zoning By-law No. 6593 shall not apply to the subject lands provided that a right-of-way for vehicular access from the subject lands to Rymal Road West has been established and registered on title; and,
- (f) in addition to the requirements of Section 10E.(10) of Zoning By-law No. 6593, an area landscaped with a planting strip of not less than 3.0 metres in width shall be provided and maintained along the

northerly lot line.

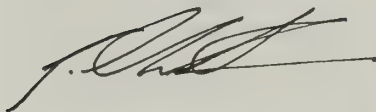
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-20" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1441.

6. Sheet No. W-37E of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1441.

7. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of June A.D. 2000

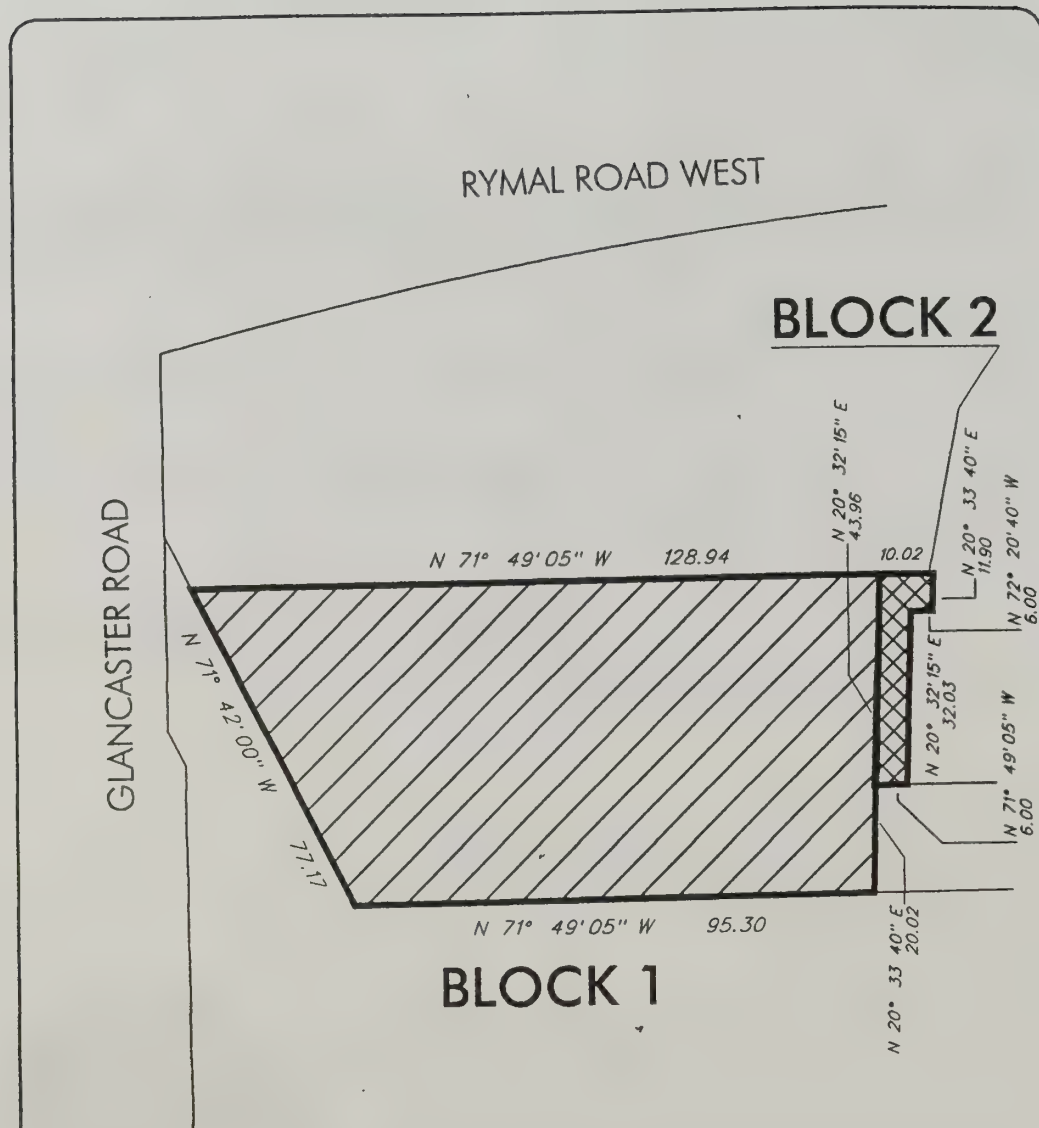


ACTING MUNICIPAL CLERK



MAYOR

(2000) 05-00 R.P.D.C. 2, March 14
Jomar Development Corporation Inc.
(c/o J. Kutlesa), Owner
Amended ZAC-99-28



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-098
 Passed the 27th day of June, 2000.

[Signature]
 Acting Municipal Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-098

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

- BLK 1 "AA" (Agricultural) District to "RT-20" - 'H' (Townhouse - Maisonette - Holding) District
- BLK 2 "C" (Urban Protected Residential, etc.) District to "RT-20" - 'H' (Townhouse - Maisonette - Holding) District

North 	Scale NOT TO SCALE	Reference File No. ZA-99-28
	Date June, 2000	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 099

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 93-162

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 89-91 VINE STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 93-162 on the 27th day of July 1993 to change the zoning and to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "H" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-174 on the 9th day of December 1999 to amend Zoning By-law No. 6593 to provide for a general text amendment to the said by-law with respect to the deletion of "Public Parking Lots" as a permitted use in the Downtown Area and "CR" (Commercial/Residential) Districts, which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of Report 07-00 of the Planning and Development Committee, at its meeting held on the 11th day of April 2000, recommended that Zoning By-law No. 6593, as amended by By-law No. 93-162, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-4 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "L-c" (Planned Development – Commercial) District to "H" (Community Shopping and Commercial, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 14. (1) (viii) of Zoning By-law No. 6593, as amended by By-law No. 99-174, a public parking lot shall be permitted; and,
- (b) a landscaped planting strip having a minimum width of 3.0 metres shall be provided and maintained along the entire street line except for the area used for access driveway; and,
- (c) Section 18A. (11) and (12) of Zoning By-law No. 6593 shall not apply along the easterly lot line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 2 of By-law No. 93-162 and section 2 of this by-law.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1312a.

5. Sheet No. W-4 of the District Maps is amended by marking the lands referred to in section 2 of By-law No. 93-162 and further amended by section 2 of this by-law, S-1312a.

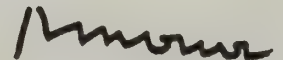
6. In all other respects, By-law No. 93-162 is hereby confirmed, unchanged.

7. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of June A.D. 2000

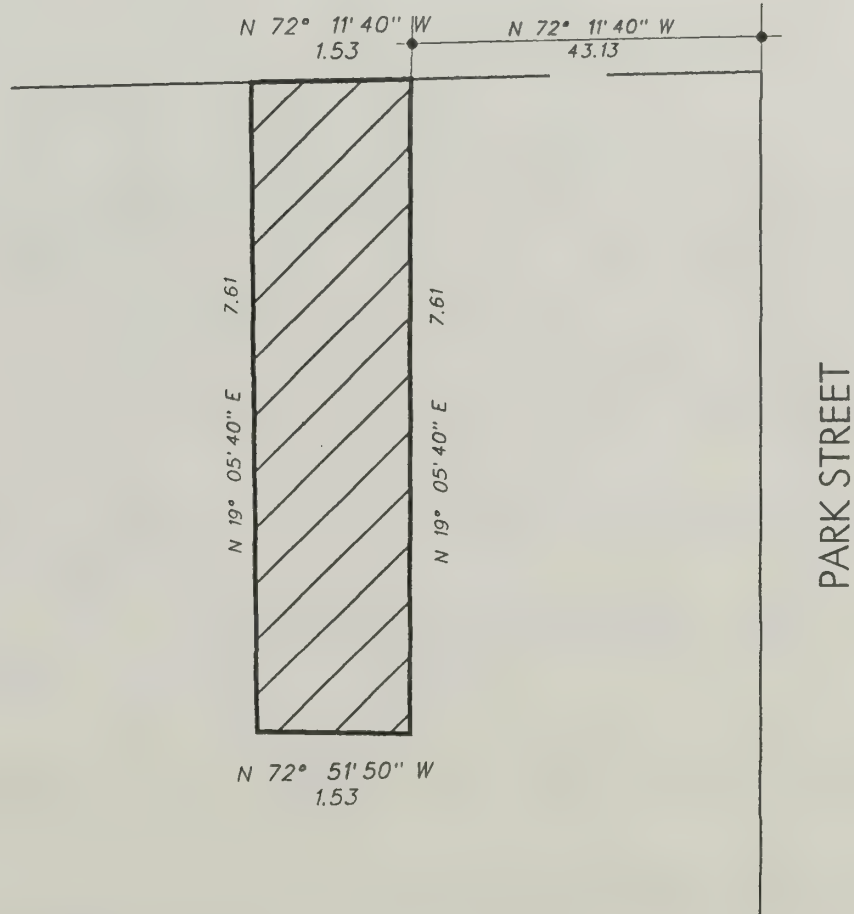


ACTING MUNICIPAL CLERK



MAYOR

VINE STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-099.....
Passed the 27th day of June....., 00.

[Signature]
Acting Municipal Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-099

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

 "L-c" (Planned Development) District to
"H" (Community Shopping and Commercial,
etc.) District, modified

North 	Scale NOT TO SCALE	Reference File No. ZAR-00-04
	Date May, 2000	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-100

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT 81 CHRISTIE STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9E of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "B" (Suburban Agricultural and Residential, etc.) District to "C" (Urban Protected Residential, etc.) District,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions.

3. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

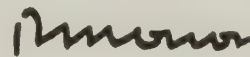
PASSED this 27th

day of June

A.D. 2000

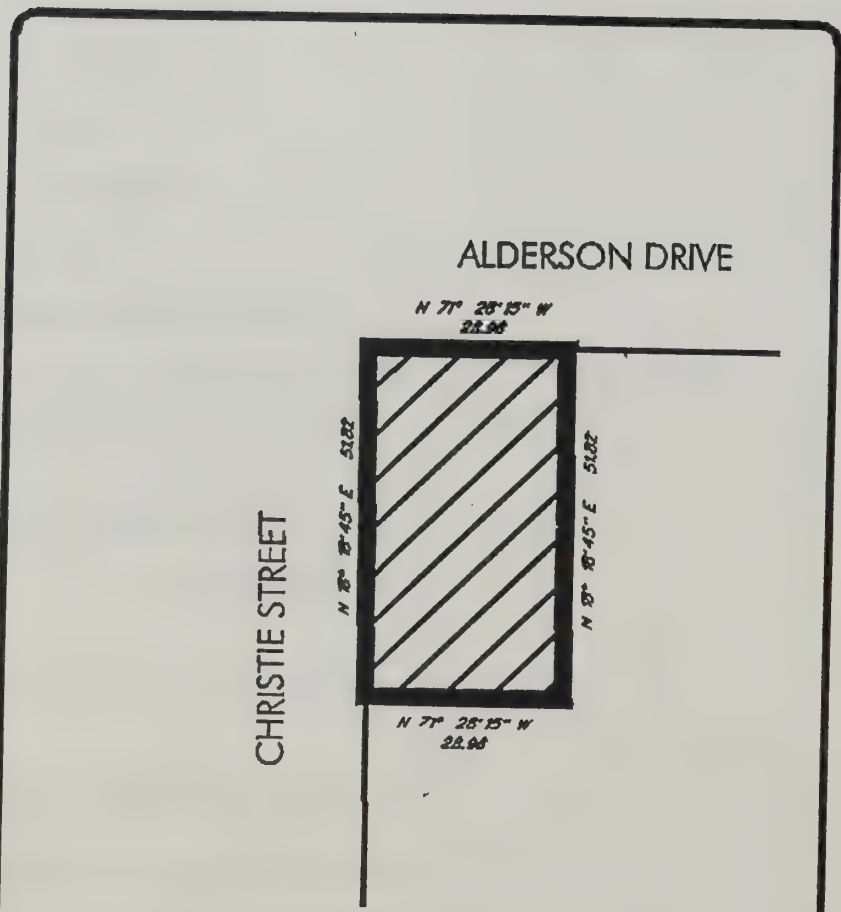


ACTING MUNICIPAL CLERK



MAYOR

(2000) 12 R.P.D.C. 3, June 27
Ashok and Virbala Kumar, Owner
ZAR-00-14



NOT: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-100
 Passed on 27th day of June, 2000.

[Signature]
 Acting Municipal Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-100
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

"B" (Suburban / Agriculture and Residential, etc.)
 District to "C" (Urban Protected Residential, etc.)
 District

North 	Scale NOT TO SCALE	Reference Plan No. ZAR-00-14
	Date June 2000	Drawn By J.B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-101

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1015 MAIN STREET WEST

WHEREAS it is intended to establish a special requirement under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9. of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

(a) notwithstanding Section 9. (1) of Zoning By-law No. 6593, only the following use shall be permitted:

(i) a commercial school for secondary school level education.

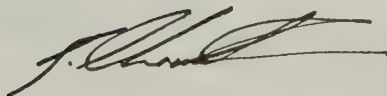
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirement referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1445.

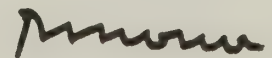
4. Sheet No. W-33 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1445.

5. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

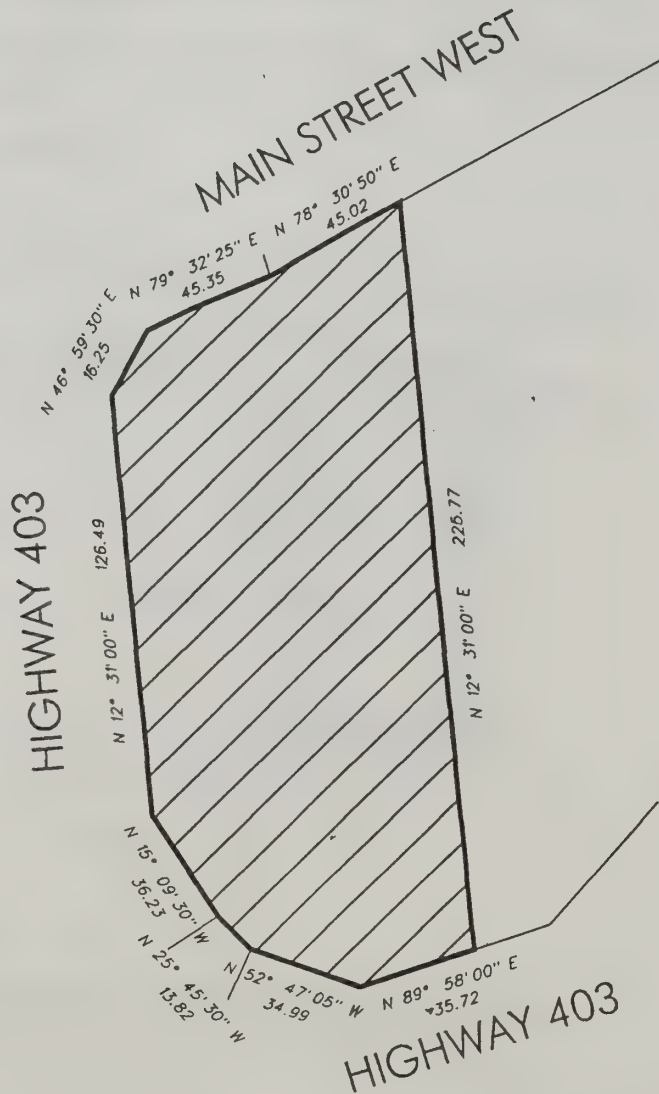
PASSED this 27th day of June A.D. 2000



ACTING MUNICIPAL CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-101
Passed the 27th day of June, 2000.

[Signature]
Acting Municipal Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-101

to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Further modification to the established
"C" (Urban Protected Residential, etc.)
District, modified



North

Scale
NOT TO SCALE

Reference File No.
ZA-00-06

Date
May, 2000

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-105

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 88-135 and 90-145

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1489-1523 UPPER JAMES STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 88-135 on the 10th day of May 1988 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "G" District, in respect of the land located at 1489 to 1545 Upper James Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-145 on the 8th day of May 1990 to amend Zoning By-law No. 88-135 by substituting a revised Schedule "A", annexed to and forming part of By-law No. 90-145 as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 3 of Report 11-00 of the Planning and Development Committee at its meeting held on the 30th day of May 2000, recommended that Zoning By-law No. 6593, as amended by By-laws No. 88-135 and 90-145, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

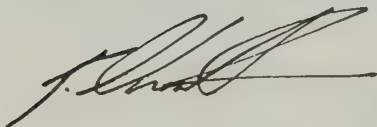
1. The "G" (Neighbourhood Shopping Centre, etc.) District provisions, as contained in Section 13 of Zoning By-law No. 6593, as amended by By-law Nos. 88-135 and 90-145, applicable to the lands shown on a plan hereto annexed as Schedule "A" and forming part of this by-law, are further amended to the extent only of the special requirements that,

- (a) notwithstanding subsection 13. (1) of Zoning By-law No. 6593, the following uses shall also be permitted:
 - (i) automobile sales and leasing establishments; and,
 - (ii) an automobile body/fender repair shop and paint shop provided that it is accessory to and located within the same building as an automobile sales and leasing establishment; and,

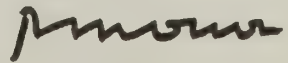
- (iii) a private manual/mechanical car wash provided that it is accessory to and located within the same building as an automobile sales and leasing establishment; and,
 - (iv) a business identification sign that is a ground sign, subject to the following requirements:
 - 1. Not more than one sign shall be permitted for each automobile sales and leasing establishment; and,
 - 2. A height of at least 3.0 metres shall be provided from the ground to the bottom of the sign; and,
 - 3. The supporting structure shall be designed and constructed so as not to obstruct the view from any direction to a greater degree than is reasonably necessary; and,
 - 4. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination; and,
 - (v) a business identification sign permanently affixed to the decorative wall structure subject to the following requirements:
 - 1. The sign shall not be more than 50% of the height of the structure; and,
 - 2. The total aggregate area of the sign shall not exceed 25% of the aggregate area of the structure parallel to the daylight triangle; and,
 - 3. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination; and,
- (b) notwithstanding subsection 13. (3) of Zoning By-law No. 6593, a decorative wall structure shall be provided and maintained at the north-west corner of the property on the following basis:
- (i) Said structure shall be parallel to the full length of the daylight triangle and extend a minimum of 15.0 metres from each end thereof along the northerly and westerly lot lines; and,
 - (ii) Said structure shall be located within the landscaped planting strip; and,
 - (iii) The height of said structure parallel to the daylight triangle shall be not less than 1.2 metres and not more than 2.0 metres; and,
 - (iv) The height of said structure appurtenant to the northerly and westerly lot lines shall be not less than 1.0 metre, except for the last 5.0 metres which shall be not less than 0.6 metre; and,

- (c) notwithstanding section 13. (3) (i) of Zoning By-law No. 6593, a minimum front yard setback of 24.0 metres shall be provided and maintained except for business identification ground signs which shall be setback a minimum of 6.0 metres; and,
 - (d) the total aggregate area for signage referred to in Subsections 1. (a) (iv) and (v) of this by-law, shall not be more than 0.1 square metre per 0.3 metre of street frontage on Upper James Street; and,
 - (e) a minimum 3.0 metre wide landscaped strip shall be provided and maintained along the northerly and westerly lot lines, except:
 - (i) For any area used for vehicular access; and,
 - (ii) That a minimum 6.0 metre wide landscaped strip shall be provided and maintained adjacent to the daylight corner.
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G" District provisions, subject to the special requirements referred to in section 2 of By-law No. 88-135 and section 1 of this by-law.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1069b.
4. Sheet No. E-9D of the District Maps is amended by marking the lands referred to in section 2 of By-law No. 88-135, as amended by By-law No. 90-145 and further amended by section 1 of this by-law, S-1069b.
5. In all other respects, By-law No. 88-135, as amended by By-law No. 90-145, is hereby confirmed, unchanged.
6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

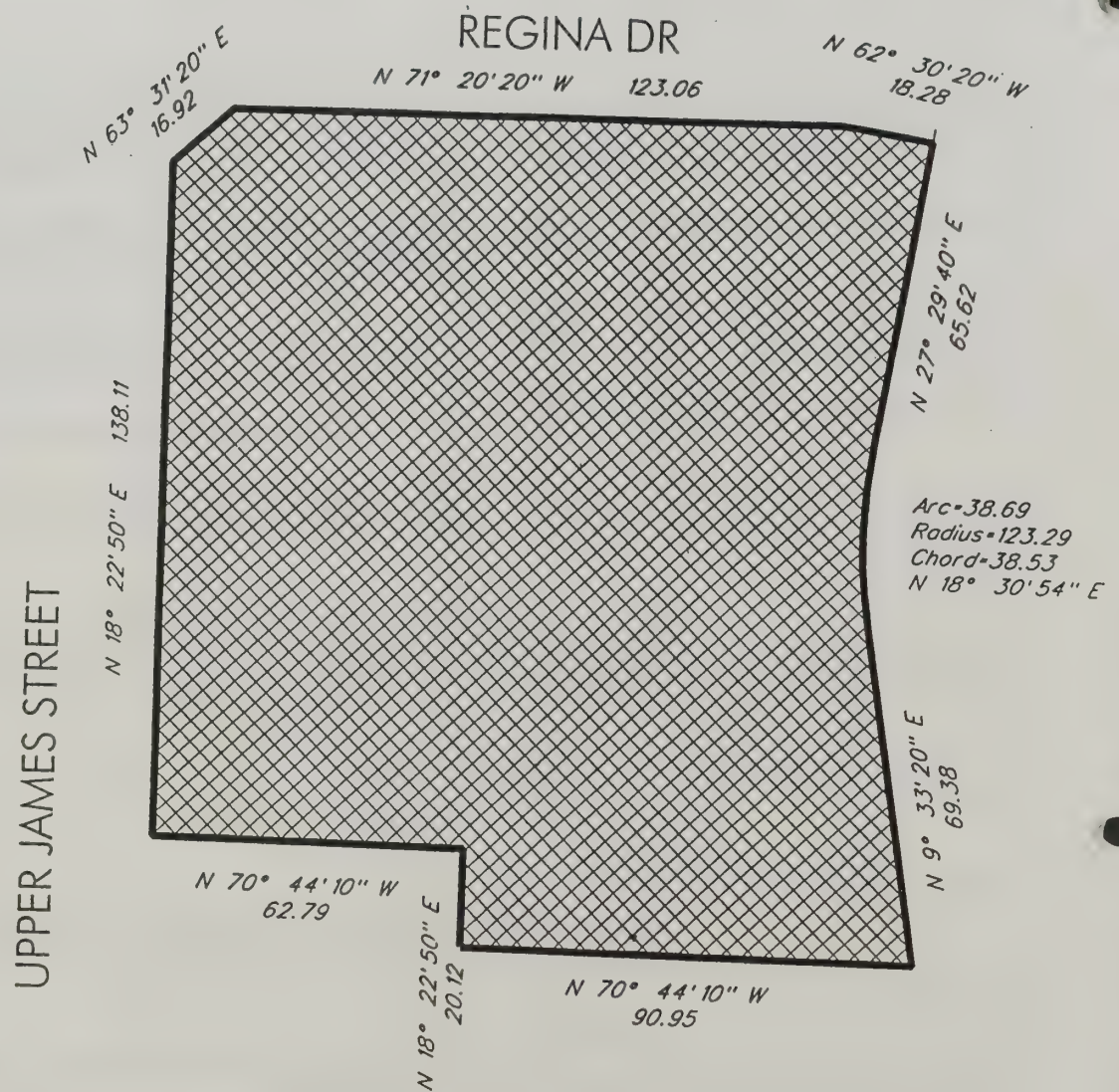
PASSED this 27th day of June A.D. 2000


ACTING MUNICIPAL CLERK



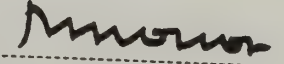

MAYOR

(2000) 11-00 R.P.D.C. 3, May 30
Sterling Honda (c/o J. LaCluse), Owner
ZAC-00-13



This is Schedule "A" to By-Law No. 00 -105.....
 Passed the 27th..... day of June....., 00.


 Acting Municipal Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-105
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Further modification to the established
 "G" (Neighbourhood Shopping Centre,
 etc.) District

North



Scale
 NOT TO SCALE

Date
 June, 2000

Reference File No.
 ZA-00-13

Drawn By
 B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-119

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 98-24

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 220 DUNDURN STREET SOUTH

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-24 on the 11th day of December, 1997 to rezone the lands located at No. 220 Dundurn Street South from "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District to "DE" - "H" (Low Density Multiple Dwellings – Holding) District and to establish special requirements with respect to the land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which By-law came into force on the day it was passed, in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 98-24 provides that upon the applicant,

- (i) submitting a signed Record of Site Condition (RSC) to the Region and the Ministry of Environment and Energy (MOEE). This RSC must be to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the MOEE;
- (ii) submitting to the satisfaction of the Region of studies which demonstrate that the development will not be adversely affected by noise, dust and odour, and if necessary, a justifying impact assessment; and,
- (iii) submitting to the satisfaction of the Region of a noise feasibility study prepared by a qualified professional, with said study containing an investigation of the noise levels impacting the proposed development, and the necessity for noise control measures,

the 'H' symbol shall be removed by amendment to By-law No. 98-24;

AND WHEREAS, the owner has satisfied the above three conditions;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 143, approved by the Regional Municipality of Hamilton-Wentworth on the 8th day of April, 1998;

AND WHEREAS the Council of the Corporation of the City of Hamilton in adopting Item of the Report of the Committee of the Whole at its meeting held on the 4th day of July, 2000 directed that By-law No. 98-24 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 98-24, passed on the 11th day of December, 1997, to the "DE" - "H" (Low Density Multiple Dwellings – Holding) District designation of the subject lands, the extent and boundaries of which are shown on a plan annexed as Schedule "A" to By-law No. 98-24 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "DE" (Low Density Multiple Dwellings) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 3. of By-law No. 98-24.

2. Sheet No. W-23 of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 98-24, is further amended by changing from "DE"- 'H' (Low Density Multiple Dwellings - Holding) District to "DE" (Low Density Multiple Dwellings) District, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this By-law.
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE" District provisions, subject to the special requirements referred to in section 3 of By-law No. 98-24.
4. By-law No. 6593, as amended by By-law No. 98-24, is further amended by adding this by-law to section 19B as Schedule S-1391a.
5. Sheet No. W-23 of the District Maps, as amended by By-law No. 98-24, is amended by marking the lands referred to in section 1. of this by-law, S-1391a.
6. In all other respects, By-law No. 98-24 is hereby confirmed, unchanged.

PASSED this 4th day of July

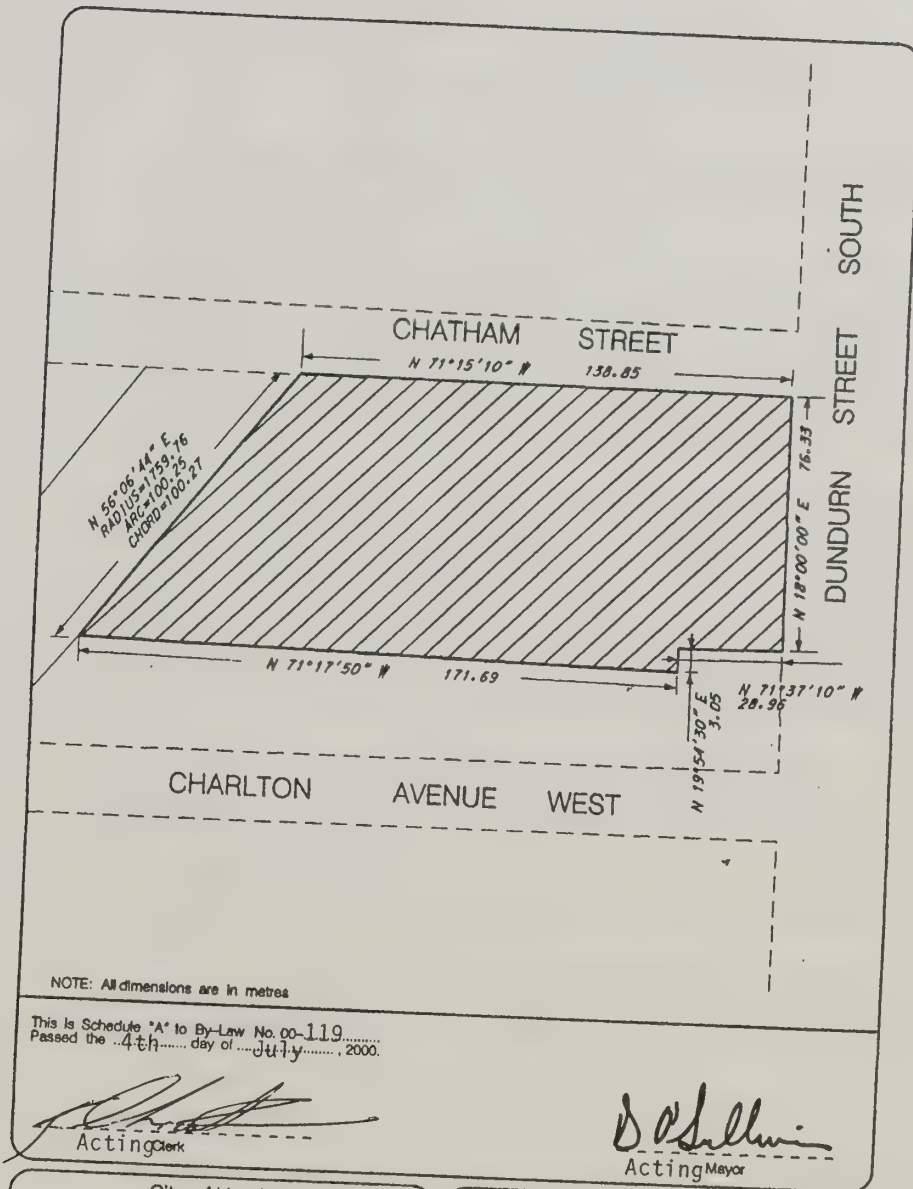
A.D. 2000.


ACTING MUNICIPAL CLERK




ReTina MAYOR

(2000) R.C.O.W. , July 4
Adam J. Stelmaszynski (Dundurn Street Lofts Inc.)
ZAR-00-19



City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-119
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"DE"-H (Low Density Multiple
Dwellings - Holding) District, modified
to "DE" (Low Density Multiple
Dwellings) District, modified



North

Scale
NOT TO SCALE

Date
June 2000

Reference File No.
ZAC-00-19
Drawn By
B.B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-120

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 99-136
Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 54 and 56 ALANSON STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-136 on the 28th day of September 1999 to rezone the subject lands from "D" (Urban Protected Residential One and Two Family Dwellings, etc.) District to "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings - Holding) District modified and to establish special requirements with respect to the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 99-136 provides that upon the applicant submitting a signed Record of Site Condition (RSC) to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the Ministry of Environment and Energy and completion by a qualified consultant of a noise/vibration assessment study investigating noise/vibration levels impacting the proposed development and recommending control measures (if applicable), with study and noise/vibration control measures being to the satisfaction of the Region for the subject lands, the 'H' symbol shall be removed by amendment to By-law No. 99-136;

AND WHEREAS the Record of Site Condition (RSC) has been submitted to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the Ministry of Environment and the Noise/Vibration Assessment Study has been completed;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS City Council in adopting Item of Report of the Committee of the Whole at its meeting held on the 4th day of July, 2000 directed that By-law No. 99-136 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 99-136, passed on the 28th day of September 1999, to the "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, the extent and boundaries of which are shown on a plan annexed as Schedule "A" to By-law No. 99-136 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 3 of By-law No. 99-136.
2. Sheet No. E-14 of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 99-136, is further amended by changing from "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District modified to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District modified, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 3 of By-law No. 99-136.
4. By-law No. 6593, as amended by By-law No. 99-136, is further amended by adding this by-law to section 19B as Schedule S-1431a.
5. Sheet E-14 of the District Maps, amended by By-law No. 99-136, is amended by marking the lands referred to in section 1. of this by-law, S-1431a.
6. In all other aspects, By-law No. 99-136 is hereby confirmed, unchanged.

PASSED this 4th day of July A.D. 2000.


ACTING MUNICIPAL CLERK


ACTING MAYOR



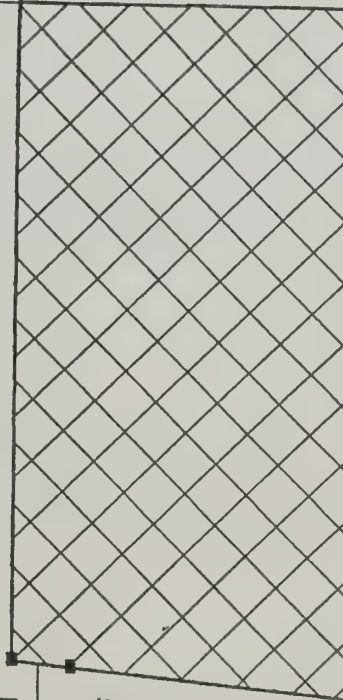
(2000) C.O.W. July 4
Alanson Lofts Inc., owner
ZAR-00-20

ALANSON STREET

17.21 N 70° 41'00" W

34.79 17° 45'10" E

36.88 17° 46'20" E



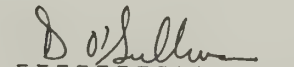
Rad=1738.88
Arc=1.92
Chord=1.92
N 62° 58'40" W

15.45 N 63° 53'10" W

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-120.....
Passed the 4th day of JULY, 2000.


Acting Clerk


Acting Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-120

to Amend By-Law No. 6593

Planning and Development Department

Legend



"D"-H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, modified

North



Scale

NOT TO SCALE

Date

June, 2000

Reference File No.

ZAR-00-20

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00 -133

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED WEST OF HAWKSWOOD TRAIL,
SOUTH OF FALCONRIDGE DRIVE AND
EAST OF THE HAMILTON CITY LIMITS

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

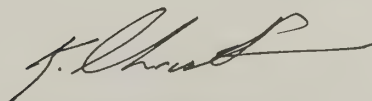
1. Sheet No. W-37E of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of August A.D. 2000



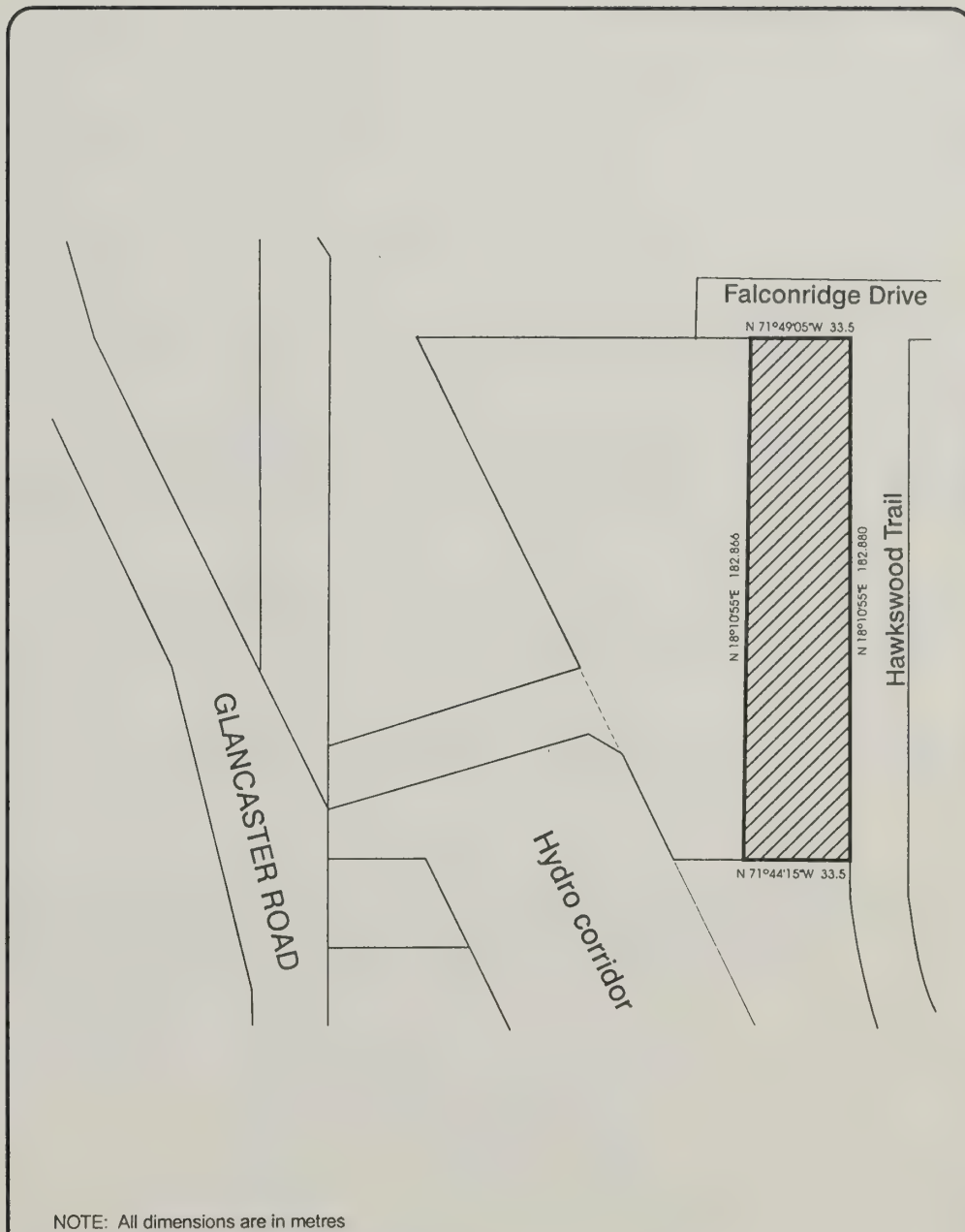
ACTING MUNICIPAL CLERK



MAYOR

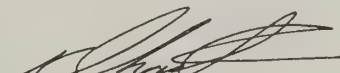
(2000) 05-00 R.P.D.C. 1, March 14
Rehoboth United Reformed Church, Owner
ZAC-99-25





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-133..
Passed the9th. day of ...August....., 2000.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 00-133.

Community Planning and Development Division

Legend



Change in zoning from "AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District

North



Scale
Not to Scale

Date
May 18, 2000

Reference File No.
ZA-99-25

Drawn By
PB

The Corporation of the City of Hamilton

BY-LAW NO. 00- 134

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 544 LIMERIDGE ROAD EAST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A. of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Sections 14A. (1) (d) and 14. (1) (xvii) of Zoning By-law No. 6593, a mechanical and/or manual car wash shall be permitted with a maximum floor area of 882 square metres and more than one bay or stall may be utilized; and,
- (b) notwithstanding Sections 14A. (3) (b) and 18. (3) (ivc) (a) of Zoning By-law No. 6593, an easterly side yard setback of at least 1.0 metre shall be provided and maintained; and,
- (c) notwithstanding Sections 14A. (3) (c) and 18. (3) (ivc) (a) of Zoning By-law No. 6593, a rear yard of a depth of at least 4.5 metres shall be provided and maintained for a car wash kiosk with a maximum floor area of 4.7 square metres; and,
- (d) Sections 18. (3) (ivc) (b) and 18. (3) (ivc) (c) of Zoning By-law No. 6593 shall not apply; and,
- (e) notwithstanding Section 18A. (1) (d) of Zoning By-law No. 6593, a minimum of one loading space having minimum dimensions of 9.0 metres long by 3.7 metres wide by 4.5 metres high shall be provided and maintained; and,
- (f) a landscaped area with a minimum width of 1.0 metre shall be provided and maintained within the required minimum 1.0 metre easterly side yard; and,
- (g) a landscaped area with a minimum width of 1.0 metre shall be provided and maintained along the entire southerly rear lot line.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1448.

4. Sheet No. E-27B of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1448.

5. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of August A.D. 2000



ACTING MUNICIPAL CLERK

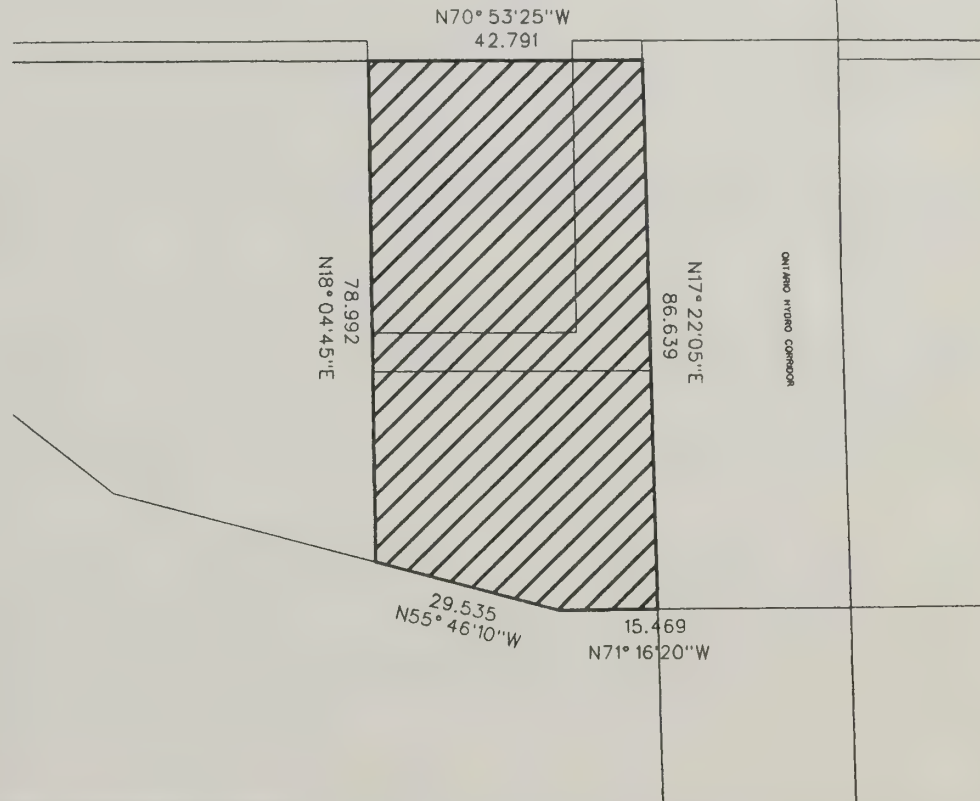


MAYOR

(2000) 12-00 R.P.D.C. 2, June 27
M.C.G.W. Properties Corp., Owner
ZAR-00-10



LIMERIDGE ROAD EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-134.....
 Passed the 9th day of August, 2000.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-134
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

 Modification to the "HH"
 (Restricted Community
 Shopping and Commercial)
 District regulations.

North 	Scale NOT TO SCALE	Reference File No. ZAR-00-10
	Date July, 2000	Drawn By J.S

The Corporation of the City of Hamilton

BY-LAW NO. 00- 136

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 99-169 and 99-170

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 869-1019 and 870-1064 BEACH BOULEVARD**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-169 on the 30th day of November 1999 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C", "G" and "H" Districts, in respect of the lands located east (Lake Side) of Beach Boulevard, in the Beach Neighbourhood, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-170 on the 30th day of November 1999 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C", "G" and "H" Districts, in respect of the lands located west (Bay Side) of Beach Boulevard, in the Beach Neighbourhood, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 5 of Report Thirteen of the Planning and Development Committee at its meeting held on the 9th day of August 2000, recommended that Zoning By-law No. 6593, as amended by By-laws No. 99-169 and 99-170, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, as amended by By-laws No. 99-169 and 99-170, applicable to the lands shown on a plan hereto annexed as Schedule "A" and forming part of this by-law, are further amended to the extent only of the special requirements that,

- (a) notwithstanding subsection 9. (2) of Zoning By-law No. 6593, no building shall exceed two storeys and no structure shall exceed 9.0 metres in height; and,

- (b) notwithstanding Section 9. (3) (i) of Zoning By-law No. 6593, the maximum front yard depth for the dwelling shall not exceed 12.0 metres; and,
- (c) for a dwelling with a carport or attached or detached garage, then the following provisions shall apply:
 - (i) notwithstanding any other provision of this by-law or Zoning By-law No. 6593, the front wall of the carport or garage shall be located a minimum of 1.5 metres behind the main wall of the dwelling and in every case have a front yard depth of not less than 7.5 metres; and,
 - (ii) Sections 18. (2) (i) and 18. (3) (iii) of Zoning By-law No. 6593 shall not apply.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in sections 1 and 2 of By-law No. 99-169, sections 1 and 2 of By-law No. 99-170 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1435a and S-1436a.

4. Sheets No. E-80e and E-80f of the District Maps are amended by marking the lands referred to in sections 1 and 2 of By-law No. 99-169, sections 1 and 2 of By-law No. 99-170 and further amended by section 1 of this by-law, S-1435a and S-1436a.

5. In all other respects, By-laws No. 99-169 and 99-170, are hereby confirmed, unchanged.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of August A.D. 2000



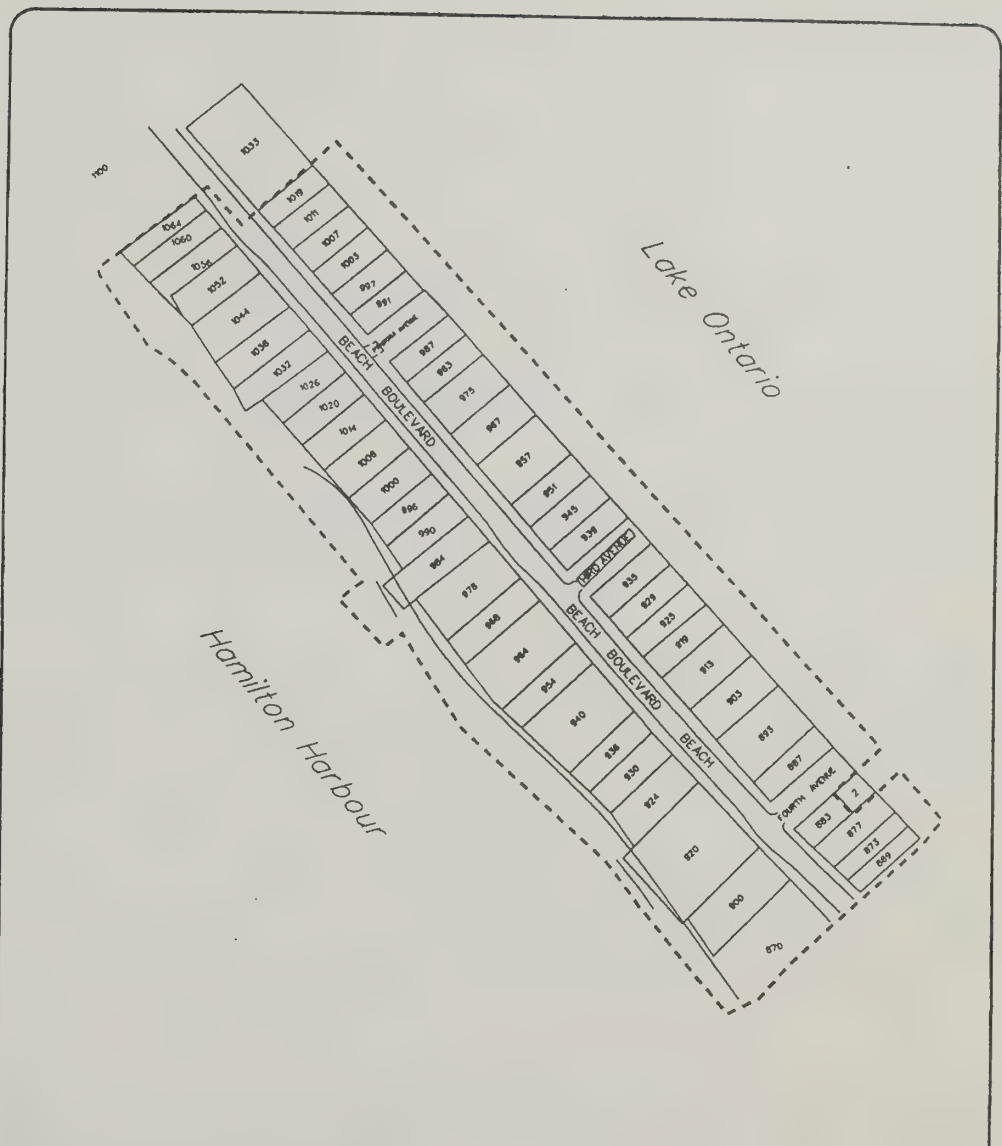
ACTING MUNICIPAL CLERK



MAYOR

(2000) 13 R.P.D.C. , August 9
City Initiative 00-D





This is Schedule "A" to By-Law No. 00-136
Passed the 9th day of August, 2000.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-136
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

 Modification to the "C"
(Urban Protected Residential, etc)
District regulations.

North 	Scale NOT TO SCALE Date July, 2000	Reference File No. CI-00-D Drawn By J.S.
--	--	---

The Corporation of the City of Hamilton

BY-LAW NO. 00- 138

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 96-152 and 99-153

Respecting:

LANDS LOCATED SOUTH OF CHEDMAC DRIVE AND EAST OF MAGNOLIA DRIVE

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 96-152 on the 24th day of September 1996 to change the zoning and to establish a special requirements under Section 19B of Zoning By-law No. 6593, for the "RT-20", "DE-3" and "HH" Districts, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-153 on the 26th day of October 1999 to remove the holding symbol imposed on the "DE-3" District zoning by By-law No. 96-152, change the zoning and revise the special requirements in respect of the land comprised in Block "4", the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1. F. of Report 12-00 of the Planning and Development Committee at its meeting held on the 27th day of June 2000, as amended by Section 13 of Report 15-00 of the Planning and Development Committee, adopted on the 9th day of August 2000, recommended that Zoning By-law No. 6593, as amended by By-laws No. 96-152 and 99-153, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 166, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of the Planning Act;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. W-43a and W-37 of the District Maps, appended to and forming part of By-law No. 6593, are amended,
 - (a) by changing from "A" (Conservation, Open Space, Park and Recreation) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Block "1"; and,
 - (b) by changing from "A" (Conservation, Open Space, Park and Recreation) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Block "2"; and,

- (c) by changing from "C" - 'H' (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Blocks "3" and "16"; and,
- (d) by changing from "C" - 'H' (Urban Protected Residential, etc. - Holding) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Blocks "4" and "7"; and,
- (e) by changing from "C" - 'H' (Urban Protected Residential, etc. - Holding) District to "A" (Conservation, Open Space, Park and Recreation) District, the land comprised in Block "5"; and,
- (f) by changing from "RT-20" - 'H' (Townhouse - Maisonette - Holding) District to "A" (Conservation, Open Space, Park and Recreation) District, the land comprised in Block "6"; and,
- (g) by changing from "RT-20" - 'H' (Townhouse - Maisonette - Holding) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Blocks "8" and "9"; and,
- (h) by changing from "RT-20" - 'H' (Townhouse - Maisonette - Holding) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Blocks "10" and "11"; and,
- (i) by changing from "DE-3" (Multiple Dwellings) District to "RT-30" (Street - Townhouse) District, the land comprised in Block "12"; and,
- (j) by changing from "RT-20" - 'H' (Townhouse - Maisonette - Holding) District to "RT-30" (Street - Townhouse) District, the land comprised in Block "13"; and,
- (k) by changing from "RT-20" - 'H' (Townhouse - Maisonette - Holding) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Block "14"; and,
- (l) by changing from "RT-20" - 'H' (Townhouse - Maisonette - Holding) District to "RT-20" (Townhouse - Maisonette) District, the land comprised in Block "15",

the extent and boundaries of each of which Blocks "1" to "16", inclusive are shown on plans hereto annexed as Schedules "A", "A(2)" and "A(3)".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9. of Zoning By-law No. 6593, applicable to the lands comprised in Block "16" referred to in section 1. (c), are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 9. (1), Subsection 18. (4) and Subsection 18. (13) of Zoning By-law No. 6593, no building or structure, except a fence, shall be permitted.

3. Subsection 2. (b) of By-law No. 96-152 is deleted in its entirety.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirement referred to in section 2 of this by-law.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1363b.

6. Sheets No. W-43a and W-37 of the District Maps are amended by marking the lands comprised in Blocks "15" and "16", S-1363b.

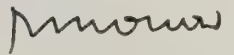
7. In all other respects, By-law No. 96-152, as amended by By-law No. 99-153, is hereby confirmed, unchanged.

8. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

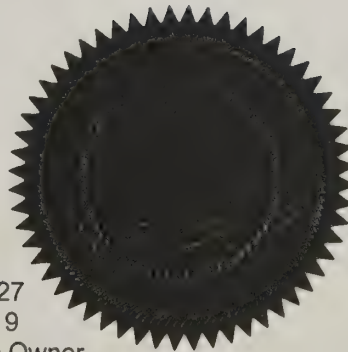
PASSED this 9th day of August A.D. 2000



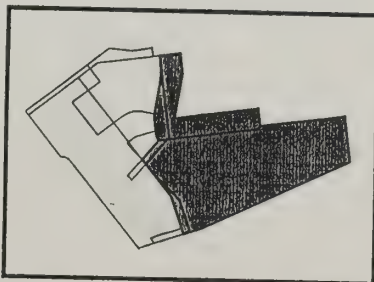
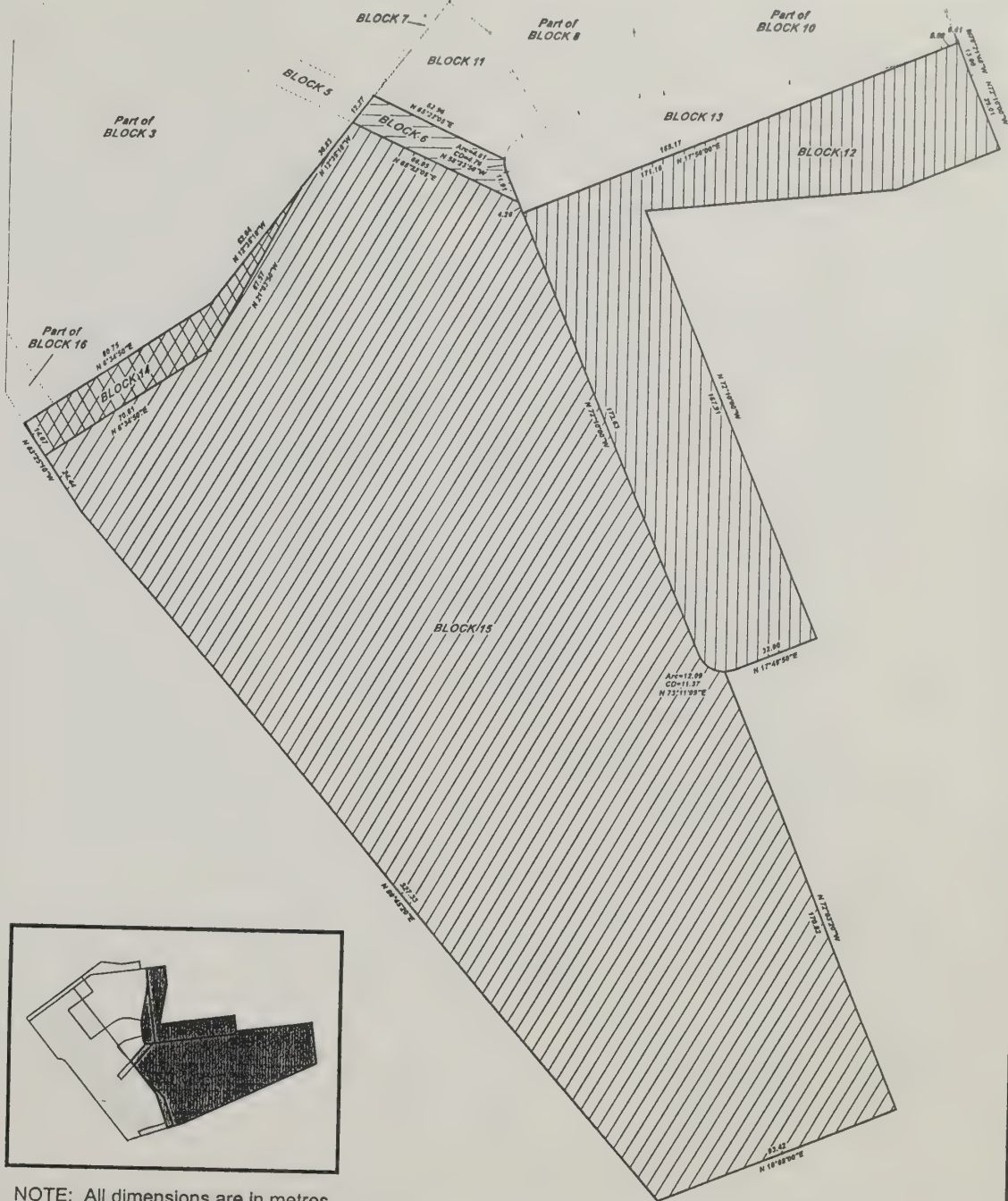
ACTING MUNICIPAL CLERK



MAYOR



(2000) 12-00 R.P.D.C. 1.F., June 27
(2000) 15-00 R.P.D.C. 13, August 9
Starward Homes Ltd., Prospective Owner
ZAC-99-36



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. .00-138.
Passed the 9th. day of August, 2000.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. .00-138....

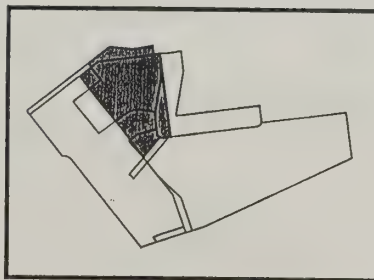
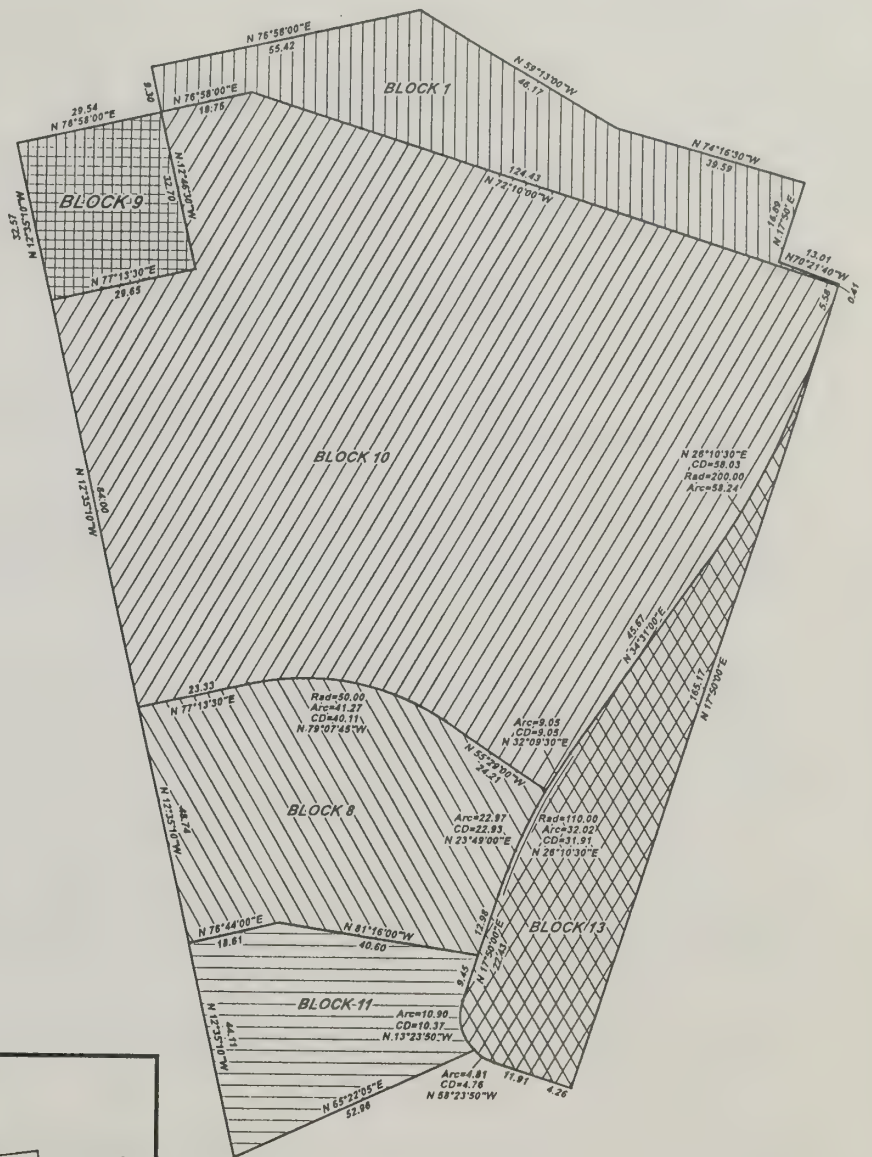
Planning and Development Department

North 	Scale	Reference File No.
	Not to Scale	ZA-99-39
	Date	Drawn By
	JULY 2000	D.L.

Legend

Change In zoning from:

1	"A" (Conservation, Open Space, Park and Recreation) District to "R-4" (Small Lot Single Family Dwelling) District	9	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "C" (Urban Protected Residential, etc.) District
2	"A" (Conservation, Open Space, Park and Recreation) District to "C" (Urban Protected Residential, etc.) District	10	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "R-4" (Small Lot Single Family Dwelling) District
3	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District	11	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "R-4" (Small Lot Single Family Dwelling) District
4	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "R-4" (Small Lot Single Family Dwelling) District	12	"DE-3" (Multiple Dwellings) District to "RT-30" (Street - Townhouse) District
5	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "A" (Conservation, Open Space, Park and Recreation) District	13	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "RT-30" (Street - Townhouse) District
6	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "A" (Conservation, Open Space, Park and Recreation) District	14	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "RT-20" (Townhouse - Maisonette) District
7	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "R-4" (Small Lot Single Family Dwelling) District	15	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "RT-20" (Townhouse - Maisonette) District
8	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "C" (Urban Protected Residential, etc.) District	16	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District, mod.



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. ...00-138
Passed the9th.. day of ...August....., 2000.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A(3)

Map Forming Part of
By-Law No. ...00-138.....

Planning and Development Department

North 	Scale	Reference File No.
	Not to Scale	ZA-99-39
	Date JULY 2000	Drawn By D.L.

Legend

Change in zoning from:

1	"A" (Conservation, Open Space, Park and Recreation) District to "R-4" (Small Lot Single Family Dwelling) District	9	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "C" (Urban Protected Residential, etc.) District
2	"A" (Conservation, Open Space, Park and Recreation) District to "C" (Urban Protected Residential, etc.) District	10	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "R-4" (Small Lot Single Family Dwelling) District
3	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District	11	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "R-4" (Small Lot Single Family Dwelling) District
4	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "R-4" (Small Lot Single Family Dwelling) District	12	"DE-3" (Multiple Dwellings) District to "RT-30" (Street - Townhouse) District
5	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "A" (Conservation, Open Space, Park and Recreation) District	13	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "RT-30" (Street - Townhouse) District
6	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "A" (Conservation, Open Space, Park and Recreation) District	14	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "RT-20" (Townhouse - Maisonette) District
7	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "R-4" (Small Lot Single Family Dwelling) District	15	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "RT-20" (Townhouse - Maisonette) District
8	"RT-20" - "H" (Townhouse - Maisonette - Holding) District to "C" (Urban Protected Residential, etc.) District	16	"C" - "H" (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District, mod.

The Corporation of the City of Hamilton

BY-LAW NO. 00-139

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 98-116

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 30, 32,36 AND 40 MARGARET STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-116 on the 14th day of April 1998 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "DE" and "D" Districts, in respect of the subject land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of Report 15-00 of the Planning and Development Committee at its meeting held on the 9th day of August 2000, recommended that Zoning By-law No. 6593, as amended by By-law No. 98-116, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-12 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "DE" – 'H' (Low Density Multiple Dwellings – Holding) District to "DE" (Low Density Multiple Dwellings) District the land comprised in Block "1"; and,
- (b) by changing from "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District to "DE" (Low Density Multiple Dwellings) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. The "DE" (Low Density Multiple Dwellings) District provisions, as contained in Section 10A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10A. (1) of Zoning By-law No. 6593, only the following use shall be permitted:
 - (i) a multiple dwelling containing a maximum of 14 Class A dwelling units within the building existing at the time of the passing of the by-law; and,

- (b) notwithstanding Section 10A. (5) of Zoning By-law No. 6593, a landscaped area unused for access or manoeuvring space or parking space or for any other purpose other than landscaped area including a playground of 125 square metres shall be provided and maintained in the southerly side yard; and,
- (c) notwithstanding Section 18A. (1) (a) of Zoning By-law No. 6593, a minimum of 14 parking spaces shall be provided and maintained; and,
- (d) notwithstanding Section 18A. (11) of Zoning By-law No. 6593, the boundary of every parking and manoeuvring area shall provide and maintain the following setbacks:
 - (i) not less than 1.5 metre from the easterly limits of Block "1"; and,
 - (ii) not less than 0.2 metre from the northerly limits of Block "1"; and,
 - (iii) 0.0 metre from the westerly limits of Blocks "1" and "2"; and,
 - (iv) 0.3 metre from the southerly limits of Block "2" for a distance of 7.5 metres from the south-west corner of the lot; and
- (e) notwithstanding Section 2. (2) J. (xb) of Zoning By-law No. 6593, a walkway having a maximum width of 1.2 metres and a gazebo having a maximum area of 6.0 square metres shall be permitted within the required landscaped area; and,
- (f) notwithstanding Section 18. (4) (iv) of Zoning By-law No. 6593, a gazebo having a maximum area of 6.0 square metres shall be permitted within the southerly side yard.

3. The "D" (Urban Protected Residential – One and Two Family, etc.) District provisions as contained in Section 10 of Zoning By-law 6593, as further amended by By-law 98-116, applicable to Block "2" of that by-law, is amended by deleting "7.50" in Subsection 4(a) Clause (iv), and replacing it with "6.05", so the entire Clause reads as follows

"(iv) 6.05 m from the westerly lot line;"

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE" District provisions, subject to the special requirements referred to in section 3 of By-law No. 98-116 and section 2 of this by-law, where section 2 shall take precedence.

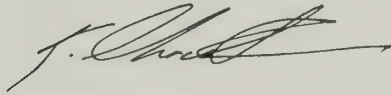
5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1402a.

6. Sheet No. W-12 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1402a.

7. In all other respects, By-law No. 98-116 is hereby confirmed, unchanged.

8. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of August A.D. 2000



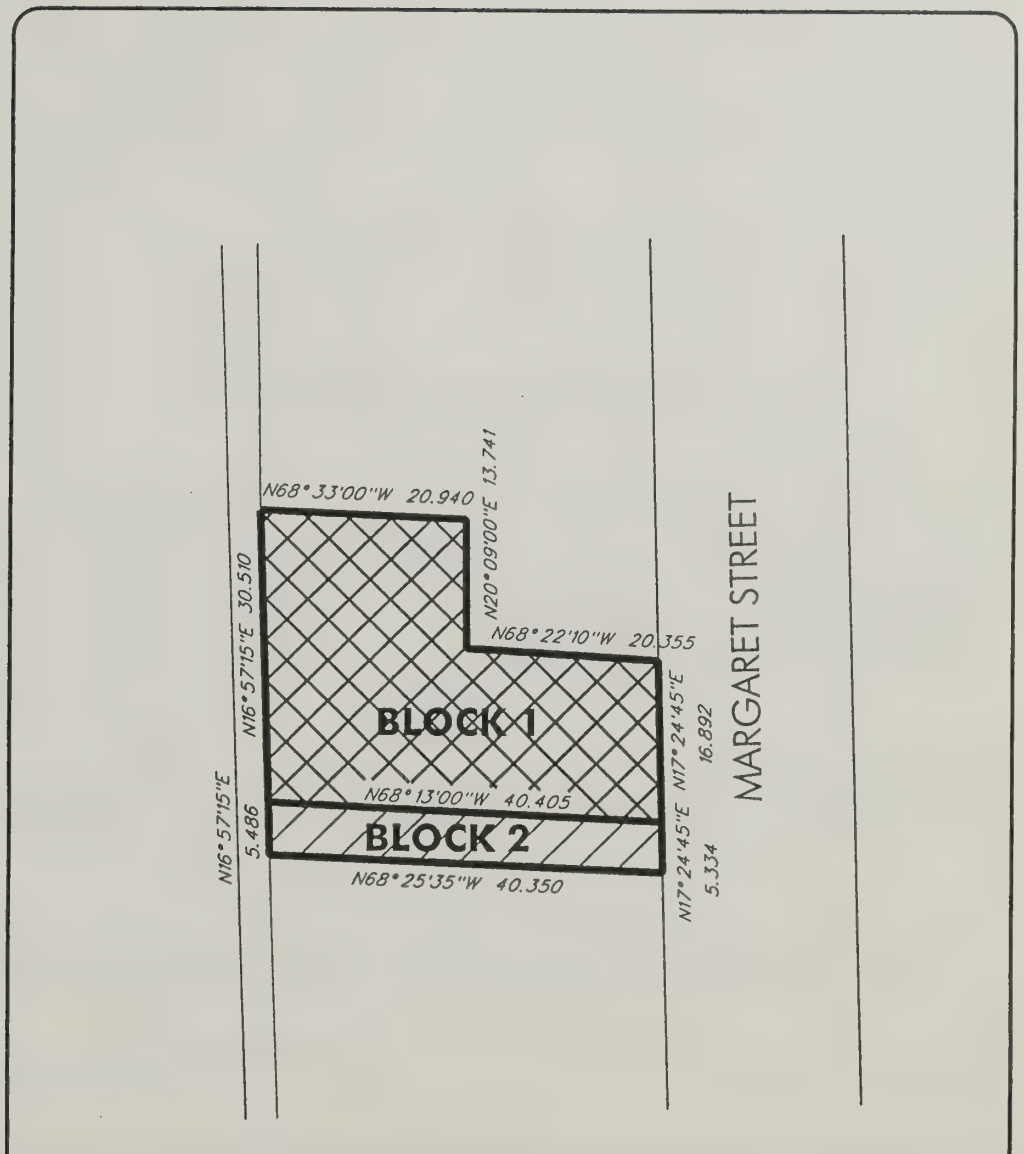
ACTING MUNICIPAL CLERK



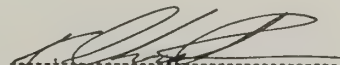
MAYOR

(2000) 15-00 R.P.D.C. 2, August 9
Valvasori Properties (in trust), Owner
ZAC-00-15





This is Schedule "A" to By-Law No. 00-139...
 Passed the9th... day of ..August...2000.


 Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-139

to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Change in zoning from "DE" - "H" (Low Density Multiple Dwellings - Holding) District to "DE" (Low Density Multiple Dwellings) District



Change in zoning from "D" (Urban Protected Residential - One and Two Family Dwellings, ect.) District to "DE" (Low Density Multiple Dwellings) District



North

Scale
 NOT TO SCALE

Date
 July, 2000

Reference File No.

ZA-00-15

Drawn By

L.M.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 159

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 98-210

Respecting:

**LANDS LOCATED AT MUNICIPAL
NOS. 1088-1188 UPPER PARADISE ROAD**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-210 on the 5th day of August 1998 to change the zoning from "C" (Urban Protected Residential, etc.) District to "D"- 'H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District and to establish special requirements with respect to the land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 98-210 provides that upon, the realignment of Upper Paradise Road to the satisfaction of the Commissioner of Transportation, the 'H' symbol shall be removed by amendment to By-law No. 98-210;

AND WHEREAS the owner has satisfied the above condition;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

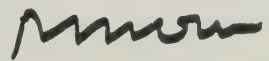
1. The 'H' (Holding) symbol affixed by By-law No. 98-210, passed on the 5th day of August 1998, to the "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District designation of the subject lands, the extent and boundaries of which are shown on a plan annexed as Schedule "A" to By-law No. 98-210 and forming part thereof, is hereby removed and the development of the lands may proceed in accordance with the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 7 of By-law No. 98-210.
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 7 of By-law No. 98-210.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1405a.
4. Sheet No. W-37D of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1405a.

5. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of September A.D. 2000

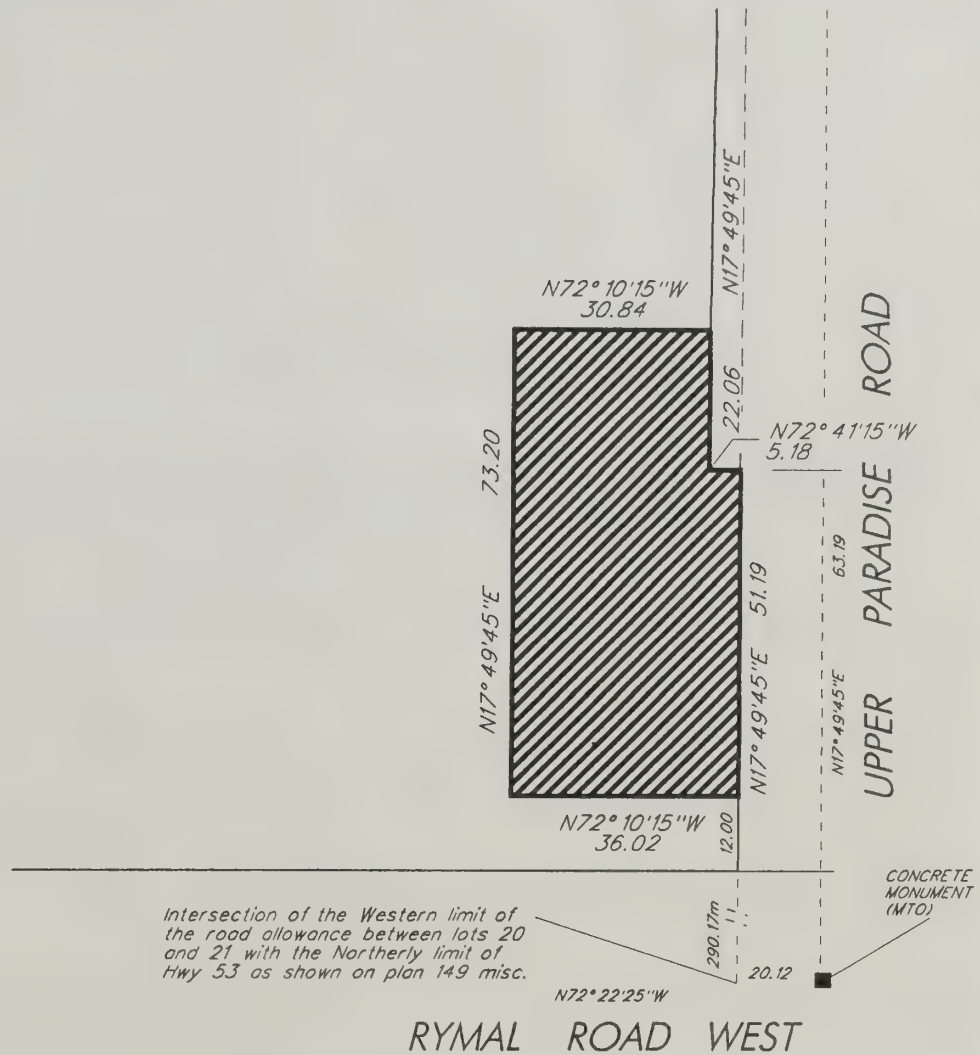


ACTING MUNICIPAL CLERK



MAYOR

(2000) R.P.D.C.
Visplar Holdings Inc., Owner
ZAR-00-11



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-159
Passed the 26 day of September, 2000

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-159

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"D" - "H" (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, modified to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, modified



Scale
NOT TO SCALE

Date
May, 2000

Reference File No.
ZAR-00-11

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-160

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED TO THE REAR
OF MUNICIPAL NO. 1472 UPPER GAGE AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps appended to and forming part of By-law No. 6593, is amended,

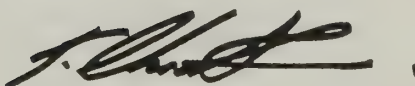
(a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of September

A.D. 2000.



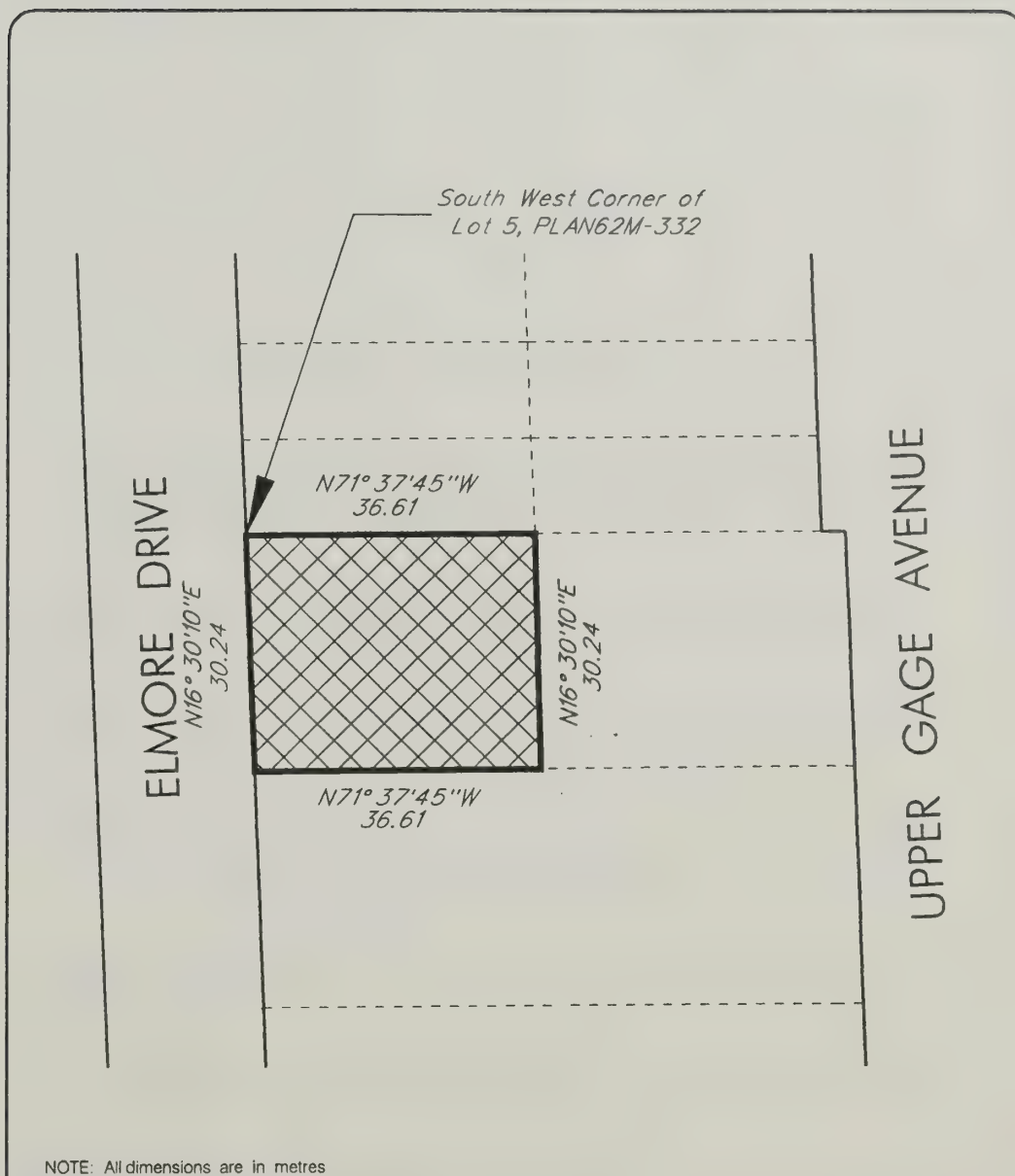
ACTING MUNICIPAL CLERK



MAYOR

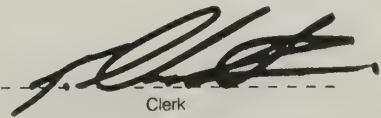
(2000) 00-12 R.P.D.C. 4, June 27
Shawn Murray, Locane Holdings, Owner
ZAR-00-16

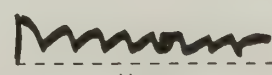




NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-160
 Passed the 26th day of September 2000


 Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-160
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Change in zoning from "AA"
 (Agricultural) District to "R-4"
 (Small lot Residential etc.) District.

North 	Scale NOT TO SCALE Date September, 2000	Reference File No. ZAR-00-16 Drawn By B. B.
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The Corporation of the City of Hamilton

BY-LAW NO. 00- 161

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED TO THE REAR
OF MUNICIPAL NO. 148 RYMAL ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

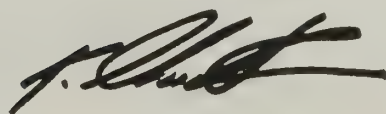
1. Sheet No. E-9E of the District Maps appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "B-2" (Suburban Residential) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of September A.D. 2000.



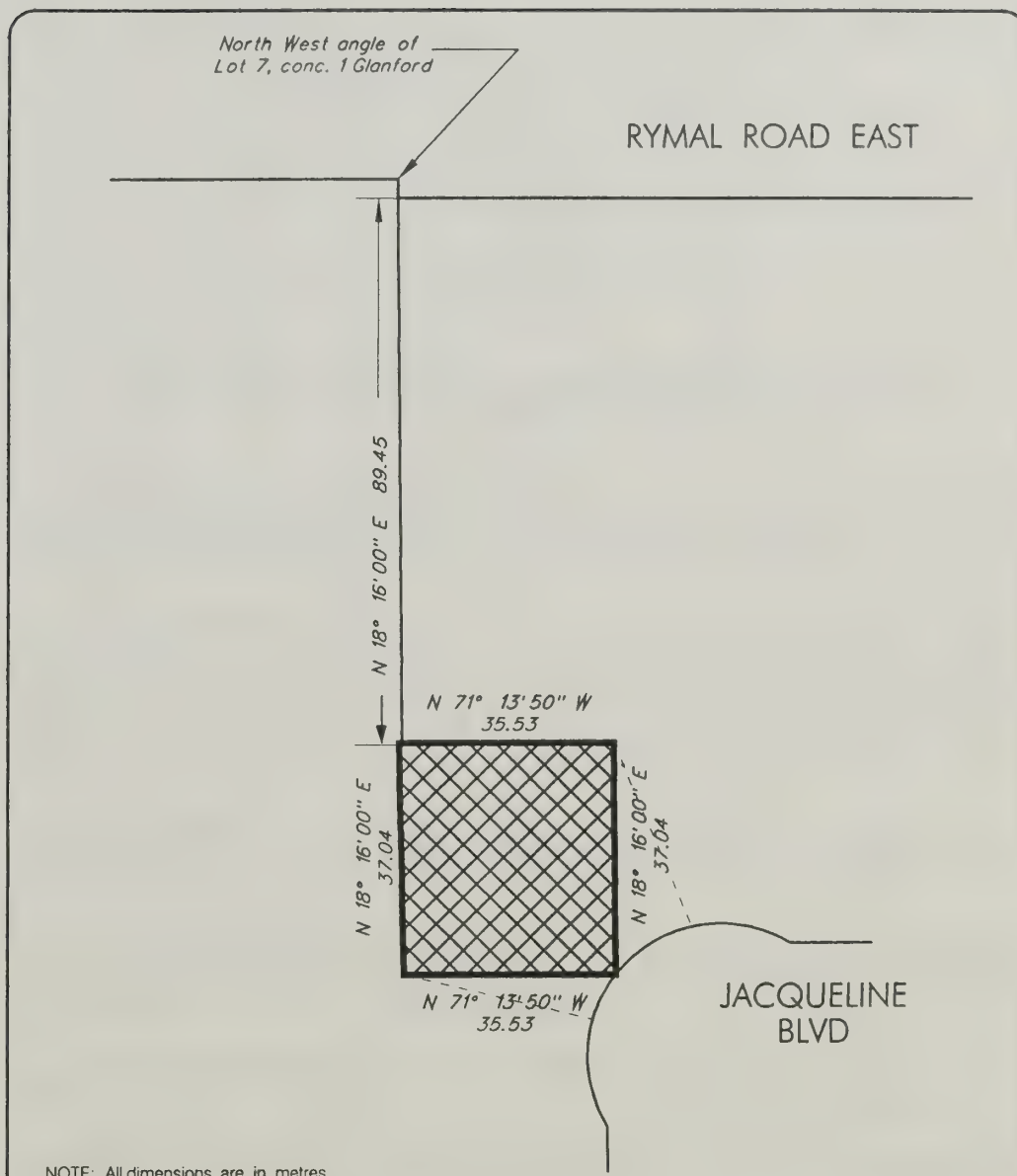
ACTING MUNICIPAL CLERK



MAYOR

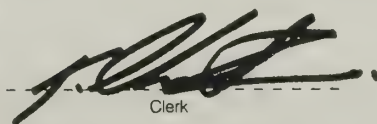
(2000) 00- R.P.D.C. 4, September 26
Janet Lynn and Kenneth Robert MacLennan, Owners
ZAR-00-23

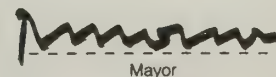




NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-161
Passed the 26th day of September, 2000


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-161

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"AA" (Agricultural) District to
"B-2" (Suburban Residential) District



North

Scale
NOT TO SCALE

Date
September, 2000

Reference File No.
ZAR-00-23

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-163

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED WEST OF EASTPORT DRIVE, SOUTH OF PIER 25
KNOWN AS WINDERMERE BASIN**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 83-240 on the 27th day of July 1983, to rezone the lands in the East Harbour and West Harbour, and with respect to the Windermere Basin established zoning of the land below water and including the existing water area as "L-s" (Planned Development – Special Study Area) District, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A-6";

AND WHEREAS the Council of The Corporation of the City of Hamilton passed by-law No. 83-259 on the 31st of August 1983, to amend By-law No. 83-240 in order to clarify the application of the by-law;

AND WHEREAS, the Council of The Corporation of the City of Hamilton passed By-law No. 98-313 on December 15th, 1998 to establish interim control in regard to the area described in Schedule "A" attached to that by-law;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 99-168 on November 30th, 1999 to extend the period of interim control;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 98-313, as amended by By-law No. 99-168 is hereby repealed in its entirety.
2. Sheets No. E-70, E-80, E-80a, E-80b and E-80c of the District Maps, appended to and forming part of By-law No. 6593, are amended,
 - (a) by changing from "L-s" (Planned Development – Special Study Area) District to "A" – 'H' (Conservation, Open Space, Park and Recreation - Holding) District the lands comprised in Blocks "1", "2", "3" and "8"; and,
 - (b) by changing from "L-s" (Planned Development – Special Study Area) District to "F-4" – 'H' (Waterfront Services - Holding) District, the lands comprised in Block "4"; and,
 - (c) by changing from L-s" (Planned Development – Special Study Area) District to "F-2" (Open Space Harbour) District, the lands comprised in Block "5"; and,
 - (d) by changing from "L-s" (Planned Development – Special Study Area) District to "K" – 'H' (Heavy Industry, etc. – Holding) District, the lands comprised in Block "6".

By-law Respecting Windermere Basin

3. (a) The 'H' symbol applicable to land referred in section 2(a), 2(b), and 2(d) shall be removed conditional upon the owner:

- (1) Submitting a signed Record of Site Condition (RSC) to the Region and The Ministry of Environment (MOE), to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the MOE;
- (2) Submitting an Environmental Impact Statement to the satisfaction of the General Manager, Community Planning and Development Division to evaluate the impacts of the specific proposal on the existing Environmentally Significant Areas and determine impacts of encouraging habitat given present soil and water quality concerns; and,
- (3) Preparing and submitting a stormwater management plan to the satisfaction of the General Manager, Community Planning and Development Division and the Hamilton Region Conservation Authority;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 2 may at such time proceed in accordance with the "A" District, "F-4" District and "K" District provisions, subject to the special requirements contained in sections 4, 5, 6 and 7 of this by-law.

4. The "A" (Conservation, Open Space, Park and Recreation) District provisions, as contained in Section 7 of Zoning By-law No. 6593, applicable to lands comprised in Blocks "1", "2" and "3" are amended to the extent only of the special requirement that,

- (a) Notwithstanding Section 7(1) of Zoning By-law No. 6593, the following uses will also be permitted: visitor centre, museum, trail centre, and information centre.

5. The "A" (Conservation, Open Space, Park and Recreation) District provisions, as contained in Section 7 of Zoning By-law No. 6593, applicable to lands comprised of Block "8" are amended to the extent only of the special requirement that,

- (a) Notwithstanding Section 7(1) of Zoning By-law No. 6593, the following use will also be permitted: an access road.

6. The "F-4" (Waterfront Services) District provisions, as contained in Section 12D of Zoning By-law No. 6593, applicable to the lands comprised in Block "4", and as modified by Ontario Municipal Board Order dated February 20, 1998, applicable to Block "7", are amended to the extent only of the special requirements that:

- (a) Notwithstanding Section 12D.(1) of Zoning By-law No. 6593, only the following uses shall be permitted:

<u>Identification Number</u>	<u>Permitted Use</u>
1. 4542	Ferry Industry;
2. 4543	Marine Towing Industry;
3. 4544	Ship Chartering Industry;
4. 4549	Other Water Transport Industries;
5. 4551	Marine Cargo Handling Industries;
6. 4552	Harbour and Port Operation Industry;
7. 4553	Marine Salvage Industry;
8. 4554	Piloting Service, Water Transport Industry;
9. 4555	Marine Shipping Agencies Industry;

<u>Identification Number</u>		<u>By-law Respecting Windermere Basin Permitted Use</u>
10.	4552	Other Service Industries Incidental to Water Transport;
11.	3271	Shipbuilding and Repair Industry;
12.	3281	Boatbuilding and Repair Industry;
13.	9841	Labour Organizations;
14.	4561	General Freight Trucking Industry;
15.	4565	Forest Products Trucking Industry;
16.	4569	Other Truck Transport Industry;
17.	4562	Used Goods Moving and Storage Industry;
18.	4592	Freight Forwarding Industry;
19.	459	Other Service Industries Incidental to Transportation, n.e.c.;
20.	4791	Refrigerated Warehousing Industry;
21.	4799	Other Storage and Warehousing Industries, nec;
22.	5999	Other Products n.e.c., Wholesale limited to Chandlers;
23.	7794	Customs Broker;
24.	9211, 9212	Restaurants (licensed and unlicensed);
25.	9213	Take-out Food Services;
26.	9214	Caterers;
27.	9221	Taverns, Bars and Night Clubs;
28.	3521	Hydraulic Cement Industry;
29.	3551	Redi-Mix Concrete Industry;
30.	5999	Chandler engaged in supply or outfitting of boats;
31.	7021,7031,705	Bank, trust company or credit union;
32.	8521	Marine related commercial school;
33.	9919, 654	Sale and rental of recreational equipment including the charter or rental of boats, canoes or bicycles, but not motorcycles and snowmobiles;
34.	Not Classified	Accessory business office;
35.	868	Laboratory;
36.	9654	Boat Rental and Marina;
37.	9961	Ticket and Travel Agencies;
38.	9962	Tour Wholesaler and Operators;
39.	Not Classified	Shipping, Transshipping and Distribution Depot;
40.	635	Motor Vehicle and Equipment Repair Shop except paint and autobody repair;
41.	8641	Day Nursery;
42.	868	Research Establishment/Laboratory;
43.	481	Telecommunications Broadcasting Industry;
44.	Not classified	Heliports and Seaplane Operations;
45.	484	Postal and Courier Service Industry;
46.	171	Leather and allied products industries, except leather tanneries;
47.	24	Clothing Industry;
48.	279	Paper Box, Bag and other converted paper products industry;
49.	28	Printing, publishing and allied industry;
50.	3029	Fabricated metal products industry;
51.	339	Electrical products industry;
52.	391	Scientific and professional equipment industry;
53.	392	Jewellery and precious metal industry;
54.	393	Sporting goods and toy industry;
55.	397	Sign and Display Industry;

<u>Identification Number</u>		<u>By-law Respecting Windermere Basin Permitted Use</u>
56.	Not classified	Light manufacturing assembly industry;
57.	42	Trade contracting industry;
58.	Not classified	Truck, machinery and equipment sales, rental and repair;
59.	199	Textiles and textiles products industries;
60.	103	Fruit and vegetable industry other than processing;
61.	104	Dairy products industry other than processing;
62.	107	Bakery products industry;
63.	2549	Millwork industry;
64.	2541	Wooden buildings industry;
65.	25	Wood products factory;
66.	26	Furniture industry;
67.	31	Machinery industry;
68.	32	Transportation equipment industry;
69.	33	Electronic products industry;
70.	351	Clay products industry;
71.	354	Concrete products industry;
72.	3562	Glass products industry;
73.	Not Classified	Small metal wares factory;
74.	60,51,77	Retail stores, or showrooms or sample rooms, for the sale of jewellery, crafts, gifts and souvenirs, clothing, flowers, photographic equipment, teas, coffees, spices and specialty foods, imported goods bazaar, fish or antiques;
75.	9692	Amusement parks;
76.	654	Establishments for the sale of bait;
77.	77,81,82,83,84,86,85,91,92,96,97,98,99	Service industries;
78.		Accessory Uses: (a) Accessory buildings, structures or uses; (b) Business Identification Signs that are Ground Signs, Wall Signs or Roof Signs of an occupancy or use of the land on which the sign is situate .

(b) Section 12D.(2) Of Zoning By-law No. 6593 is amended by deleting the words "Every PUBLIC, COMMERCIAL, INDUSTRIAL and ACCESSORY USE" and replacing them with "All the foregoing uses", so the entire introduction reads as follows:

"All the foregoing uses that are not for bona fide purposes of shipping and navigation, shall comply with the following: ..."

7. The "K" (Heavy Industry, etc.) District provisions, as contained in Section 17 of Zoning By-law No. 6593, applicable to lands comprised in Block "6", are amended to the extent only of the special requirement that:

(a) Notwithstanding Section 17(1) of Zoning By-law No. 6593, a tallow rendering plant will not be permitted.

8. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "A" (Conservation, Open Space, Park and Recreation) District, "F-4" (Waterfront Services) District and "K" (Heavy Industry, etc.) District provisions, subject to the special requirements referred to in Sections 4, 5, 6 and 7 of this by-law.

9. By-law No. 6593 is amended by adding this by-law to Section 19B as Schedule S-1450.

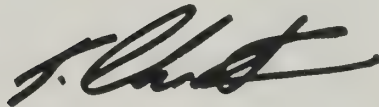
By-law Respecting Windermere Basin

10. Sheets Nos. E-70, E-80, E-80a, E-80b and E-80c of the District Maps are amended by marking the lands referred to in Sections 4, 5, 6 and 7 of this by-law, S-1450.

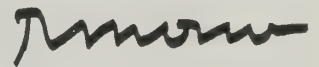
11. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of September

A.D. 2000



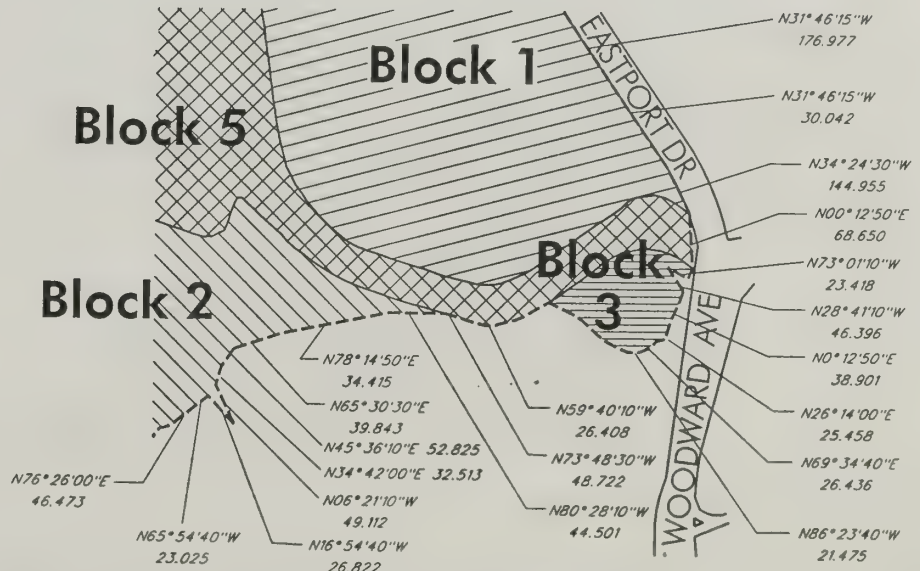
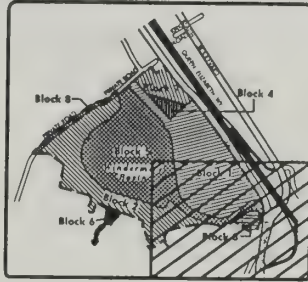
ACTING MUNICIPAL CLERK



MAYOR

(2000)14 R.P.D.C. 4, September 20
City Initiative
CI-98-C





This is Schedule "A" to By-Law No. 00-163.....
 Passed the 26th day of Sept. 2000.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-163
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

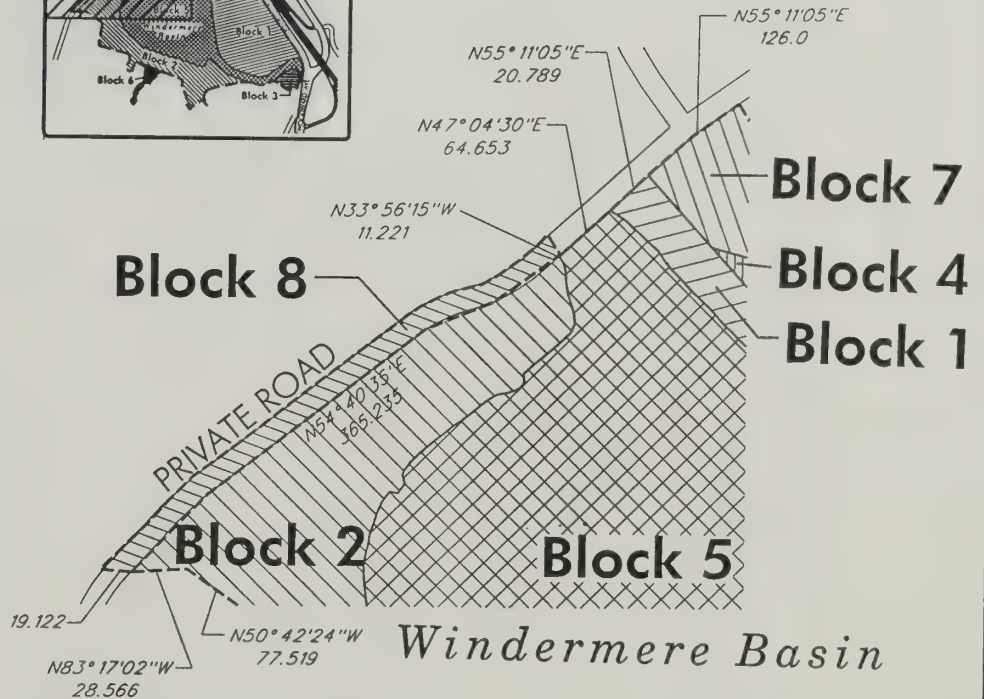
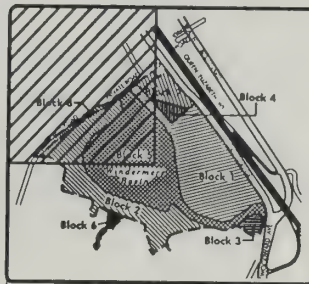
- Block 1**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 2**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 3**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 4**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "F-4"-H" (Special Waterfront Services - Holding) District Modified.
- Block 5**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "F-2" (Open Water) District.
- Block 6**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "K"-H" (Heavy Industrial, etc. - Holding) District Modified.
- Block 7**
 Further Modification to the "F-4" (Special Waterfront Services) District Regulations.
- Block 8**
 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Parkland recreation - Holding) District Modified.

North



Scale
 NOT TO SCALE
 Date
 Sept., 2000

Reference File No.
 CI-98-C
 Drawn By
 L.M.



This is Schedule "A" to By-Law No. 00-163
 Passed the 26th day of Sept., 2000.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-163
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

- Block 1 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 2 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 3 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 4 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "F-4"-H" (Special Waterfront Services - Holding) District Modified.
- Block 5 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "F-2" (Open Water) District.
- Block 6 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "K"-H" (Heavy Industrial, etc. - Holding) District Modified.
- Block 7 Further Modification to the "F-4" (Special Waterfront Services) District Regulations.
- Block 8 Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Parkland recreation - Holding) District Modified.

North

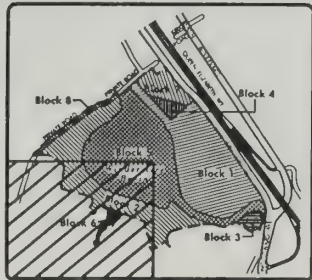


Scale
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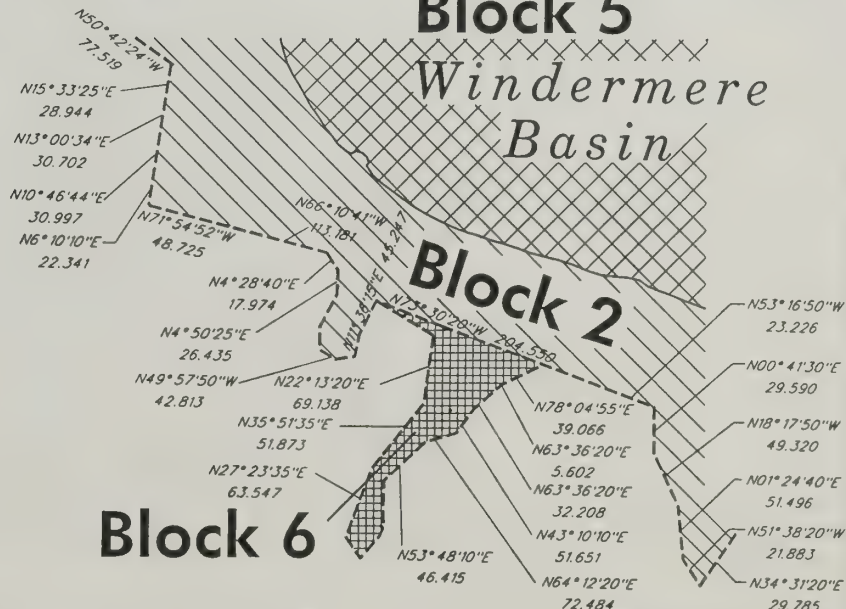
Date
 Sept., 2000

Reference File No.
 CI-98-C

Drawn By
 L.M.



Block 5 Windermere Basin



This is Schedule "A" to By-Law No. 00-163
Passed the 26th day of Sept., 2000.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

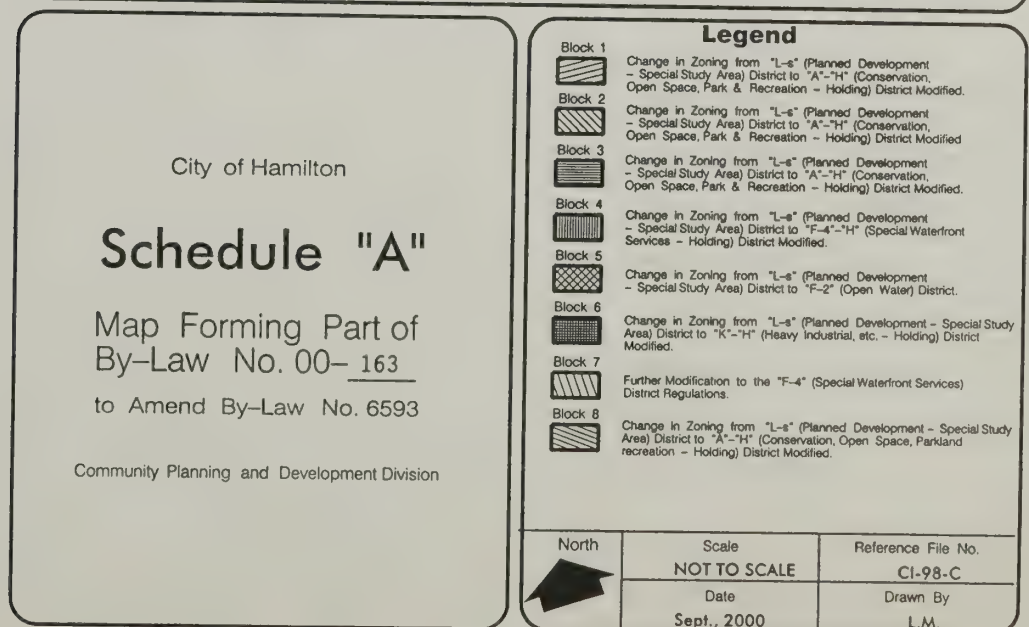
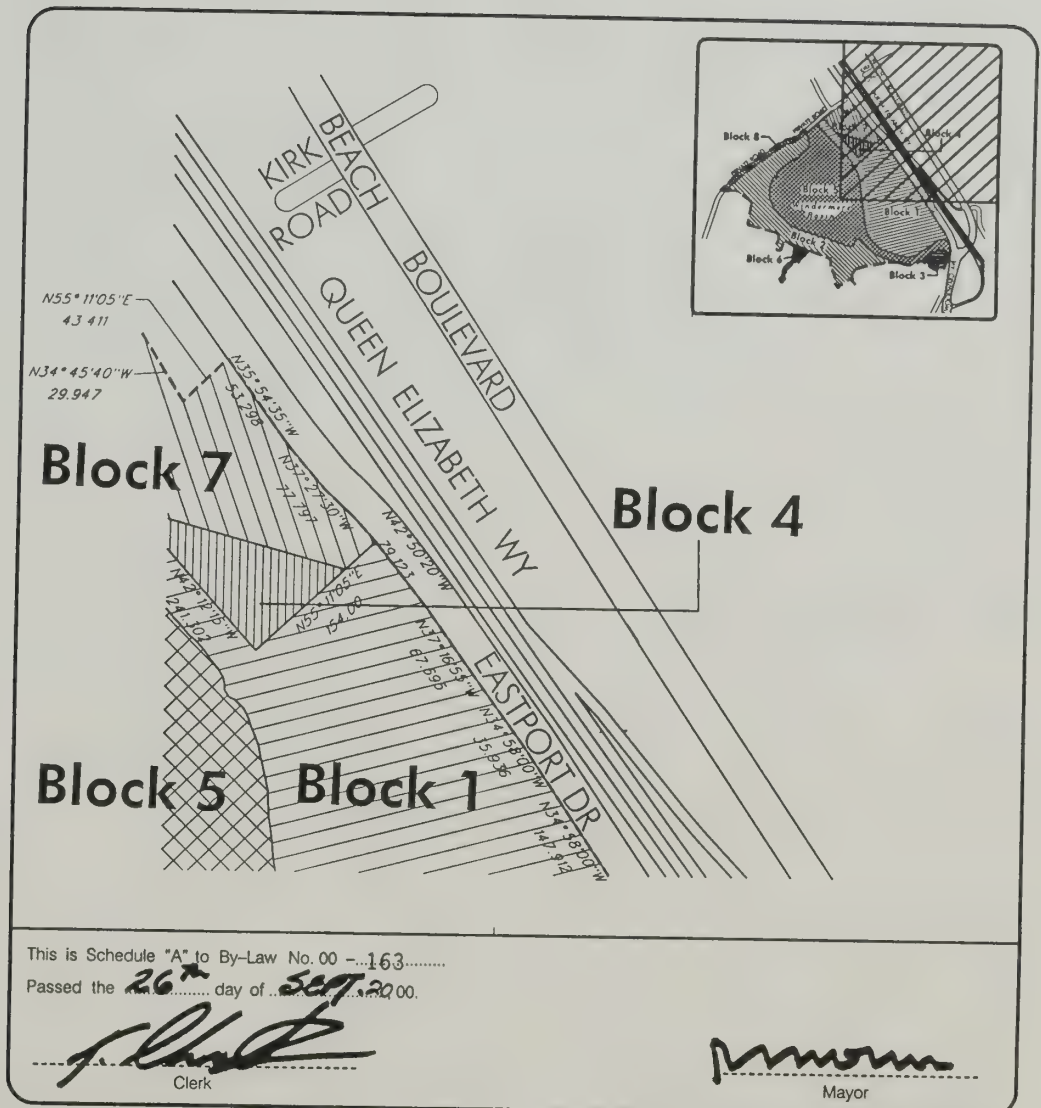
Map Forming Part of
By-Law No. 00-163
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

- Block 1 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 2 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 3 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 4 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "F-4"-H" (Special Waterfront Services - Holding) District Modified.
- Block 5 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "F-2" (Open Water) District.
- Block 6 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "K"-H" (Heavy Industrial, etc. - Holding) District Modified.
- Block 7 Further Modification to the "F-4" (Special Waterfront Services) District Regulations.
- Block 8 Change in Zoning from "L-6" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Parkland recreation - Holding) District Modified.

	Scale	Reference File No.
	NOT TO SCALE	CI-98-C
	Date	Drawn By
	Sept., 2000	L.M.



The Corporation of the City of Hamilton

BY-LAW NO. 00-172

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT
MUNICIPAL NOS. 158 AND 166 STONE CHURCH ROAD WEST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

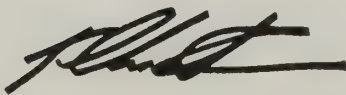
1. Sheet No. W-9C of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 10th day of October A.D. 2000.



ACTING MUNICIPAL CLERK

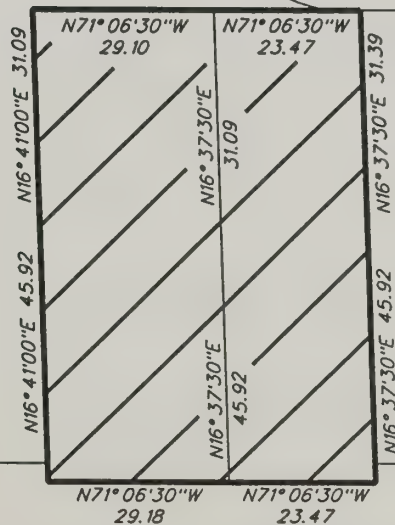


MAYOR

(2000) 00-14 R.P.D.C. 2, September 26
James Zaborsky and Bestco Construction Corporation, Prospective Owners
ZAR-00-24



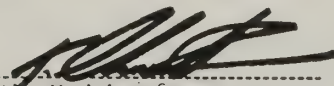
ANNABELLE ST



STONE CHURCH ROAD WEST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-172
Passed the 10th day of October, 2000.


Acting Municipal Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-172

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"AA" (Agricultural) District to "C"
(Urban Protected Residential, etc.) District



North

Scale
NOT TO SCALE

Date
October, 2000

Reference File No.
ZAR-00-24

Drawn By
L. M.

The Corporation of the City of Hamilton

BY-LAW NO. 00-173

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-laws No. 89-126 and 89-178

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 1780, 1790, 1796 AND 1808 MAIN STREET WEST**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 89-126 on the 25th day of April, 1989 to rezone Block 1 from "C" (Urban Protected Residential, etc.) District to "A" - 'H' (Conservation, Open Space, Park and Recreation - Holding) District, modified and Block 2 from "C" (Urban Protected Residential, etc.) District to "E" - 'H' (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, modified and to establish special requirements with respect to Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan thereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 89-178 on the 30th day of May, 1989, amending By-law No. 89-126 to provide modifications with respect to the size of the required loading spaces on Block "2";

AND WHEREAS Section 2 of By-law No. 89-126 provides that upon approval of Site Plans, including such lot grades between the rear of the building and the new proposed top-of-bank as the City deems necessary, the 'H' symbol shall be removed by amendment to By-law No. 89-126;

AND WHEREAS Site Plan Application DA-00-27 has been approved, including such lot grades between the rear of the building and the new proposed top-of-bank, as the City deems necessary;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS City Council in adopting Item of the Report 00- of the Planning and Development Committee at its meeting held on the 10th day of October, 2000, directed that By-law No. 89-126, as amended by By-law No. 89-178, be further amended to remove the 'H' (Holding) symbol in respect of Block "2" of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 89-126 on the 25th day of April, 1989 to the "E" - 'H' (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, modified, (Block "2"), the extent and boundaries shown on a plan annexed as Schedule "A" to By-law No. 89-126 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in Section 4. Of by-law No. 89-126, as amended by By-law No. 89-178.

2. Sheets No. W-50 and W-51 of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 89-126,

By-law Respecting 1780, 1790, 1796 and 1808 Main Street West

are further amended by changing from "E" – 'H' (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, modified, to "E" (Multiple Dwellings, Lodges, Clubs etc.) District, modified for Block "2", the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this By-law.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E" District provisions, subject to the special requirements referred to in section 4. of By-law No. 89-126, as amended by By-law No. 89-178.

4. By-law No. 6593, as amended by By-laws No. 89-126 and 89-178, is further amended by adding this by-law to section 19B as Schedule S-1113b.

5. Sheets No. W-50 and W-51 of the District Maps, as amended by By-law No. 89-126, are amended by marking the lands referred to in section 2. of this by-law, S-1113b.

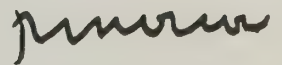
6. In all other respects, By-law No. 89-126, as amended, is hereby confirmed, unchanged.

7. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of the by-law in accordance with the Planning Act.

PASSED this 10th day of October A.D. 2000.

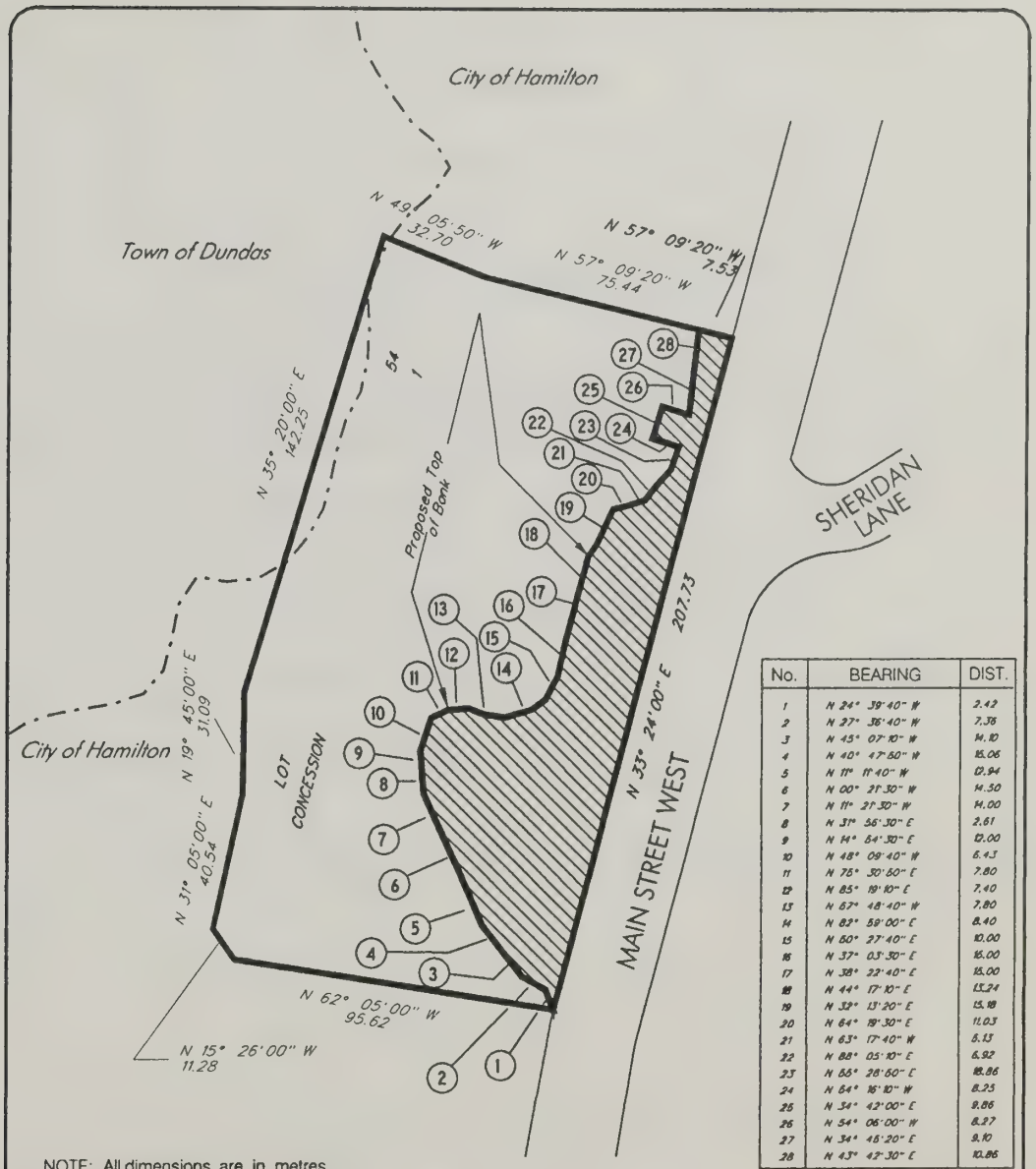


ACTING MUNICIPAL CLERK

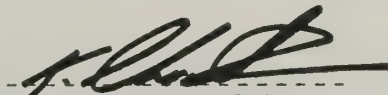



MAYOR

(2000) 15 R.P.D.C. 6, October 10
(Ninco Construction Limited), owner
ZAR-00-28



This is Schedule "A" to By-Law No. 00-173.....
 Passed the ...10th..... day of ..October....., 00.


 Acting Municipal Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-173
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

-  "E" - "H" (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, modified to
 "E" (Multiple Dwellings, Lodges, Clubs, etc.) District, modified

North

Scale
 NOT TO SCALE

Reference File No.

ZAR-00-28

Date

OCTOBER, 2000

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 175

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST OF LAKE AVENUE NORTH
AND SOUTH OF STRAWBERRY DRIVE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 168, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of the Planning Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-125 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "G-3" – 'H' (Public Parking Lots – Holding) District, the land comprised in Block "1"; and,
- (b) by changing from "C" (Urban Protected Residential, etc.) District to "G-3" – 'H' (Public Parking Lots – Holding) District, the land comprised in Block "2"; and,
- (c) by changing from "C" (Urban Protected Residential, etc.) District, modified, to "G-3" – 'H' (Public Parking Lots – Holding) District, the land comprised in Block "3",

the extent and boundaries of each of which Blocks "1", "2" and "3" are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands referred to in section 1 shall be removed conditional upon the applicant/owner applying for and receiving approval of a site plan control application for the use of the subject lands as a public parking lot; and,

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "G-3" District provisions.

3. The "G-3" (Public Parking Lots) District provisions, as contained in Section 13C of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1", "2" and "3", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 13C: (1) of Zoning By-law No. 6593, only a parking area in conjunction with a commercial use located on the adjoining lands at 917-931 Queenston Road in the City of Stoney Creek shall be permitted; and,
- (b) no vehicular access to or egress from Lake Avenue North and Strawberry Drive shall be permitted; and,

- (c) in addition to the requirements of Section 13C. (4) of Zoning By-law No. 6593, a landscaped planting area having a total area of not less than 40% of the total lot area shall be provided and maintained; and,
- (d) in addition the requirements of Section 13C. (4) (iii) of Zoning By-law No. 6593, a visual barrier of not less than 1.2 metres and not more than 2.0 metres in height shall be provided and maintained within the required planting strip adjacent to the northerly and westerly lot lines; and,
- (e) notwithstanding Section 2. (2) (J) (xiii) of Zoning By-law No. 6593, "Lot-Line Front" shall mean the boundary line along Lake Avenue North.

4. The "G-3" (Public Parking Lots) District provisions, as contained in Section 13C of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 13C. (4) (i) of Zoning By-law No. 6583, an area landscaped with a planting strip of not less than 3.0 metres in width shall be provided and maintained along the northerly and westerly lot lines.

5. The "G-3" (Public Parking Lots) District provisions, as contained in Section 13C of Zoning By-law No. 6593, applicable to the lands comprised in Block "3", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 13C. (4) (i) of Zoning By-law No. 6583, an area landscaped with a planting strip of not less than 6.0 metres in width shall be provided and maintained along the northerly lot line; and,
- (b) notwithstanding Section 13C. (4) (ii) of Zoning By-law No. 6583, an area landscaped with a planting strip of not less than 3.0 metres in width shall be provided and maintained along the easterly lot line.

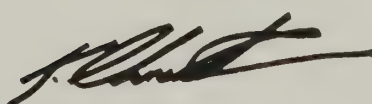
6. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-3" District provisions, subject to the special requirements referred to in sections 3, 4 and 5.

7. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1451.

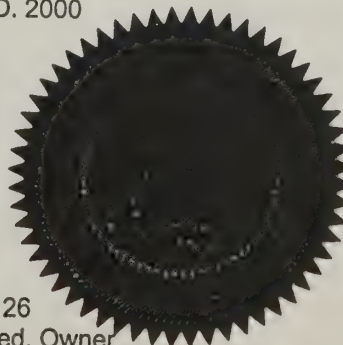
8. Sheet No. E-125 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1451.

9. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

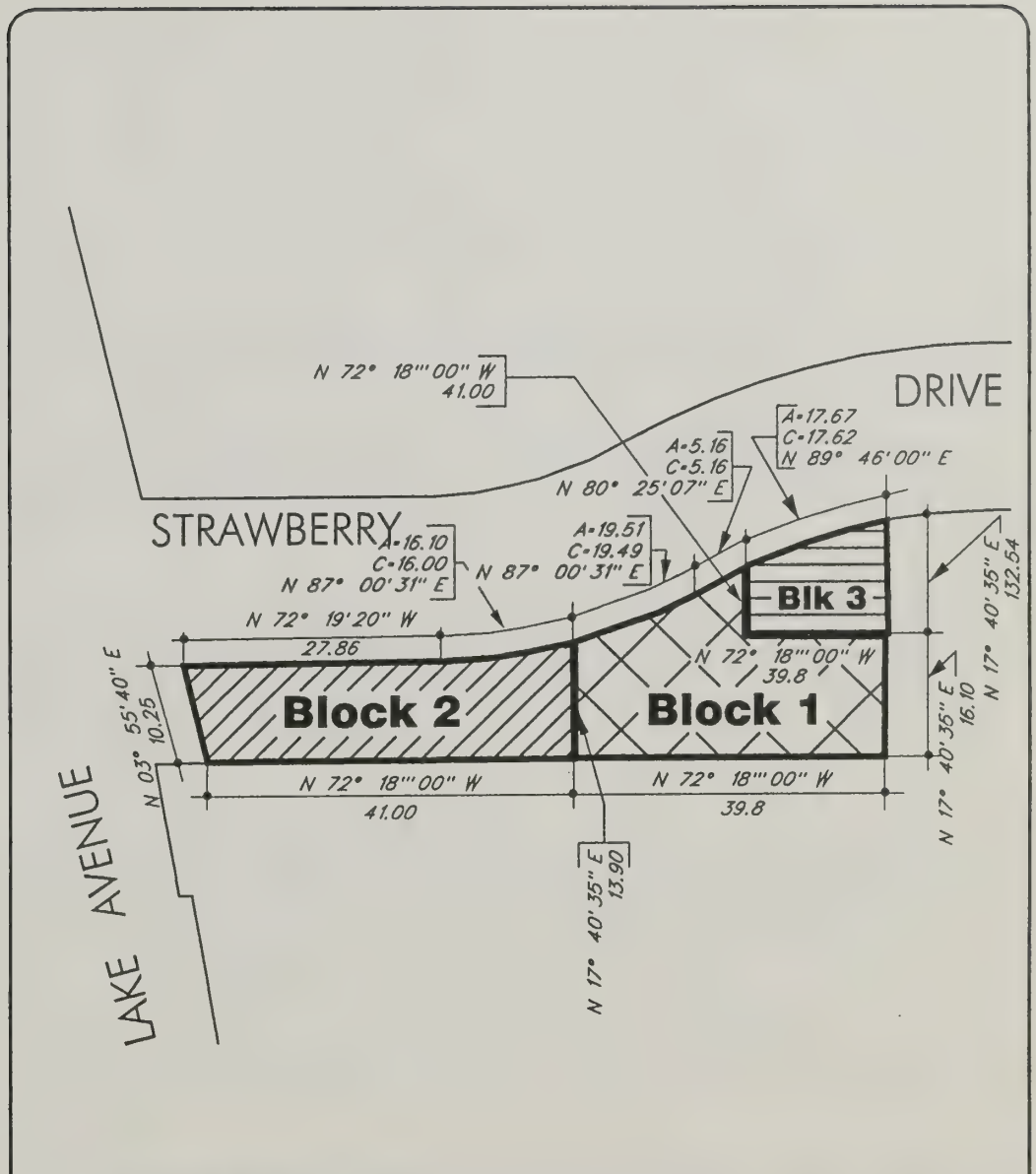
PASSED this 10th day of October A.D. 2000



ACTING MUNICIPAL CLERK

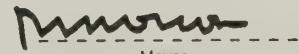


MAYOR



This is Schedule "A" to By-Law No. 00-175
Passed the 10th day of October, 2000.


Acting Municipal Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-175
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Block 1



Change in zoning from "AA" (Agricultural) District to "G-3"-H' (Public Parking Lots - Holding) District.

Block 2



Change in zoning from "C" (Urban Protected Residential, Etc.) District to "G-3"-H' (Public Parking Lots - Holding) District.

Block 3



Change in zoning from "C" (Urban Protected Residential, Etc.) District, modified, to "G-3"-H' (Public Parking Lots - Holding) District.

North



Scale
NOT TO SCALE

Date
Sept., 2000

Reference File No.
ZA-00-25

Drawn By
B.B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-194

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 98-280

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 330 AND 342 DUNDURN STREET SOUTH

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-280 on the 10th day of November 1998 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "H" and "G-1" Districts, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 5 of Report 14-00 of the Planning and Development Committee at its meeting held on the 26th day of September 2000, recommended that Zoning By-law No. 6593, as amended by By-law No. 98-280, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14 of Zoning By-law No. 6593, as amended by By-law No. 98-280, applicable to the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) Section 1.(a) of Zoning By-law No. 98-280 is repealed in its entirety and replace with the following:

"1. (a) notwithstanding Section 14. (1) (iiib) of Zoning By-law No. 6593, the following use shall be permitted:

- (i) a Senior Citizens Residential Care Facility for the accommodation of a maximum of ninety (90) persons within three floors of the building; and,
- (ii) for the purposes of this By-law, a "Senior Citizens Residential Care Facility" means a residential care facility within which all residents are at least 60 years of age or older and do not require probationary or custodial care governed by the terms of any court or parole board, or treatment and rehabilitation from drug and alcohol abuse; and,

(b) Section 14. (7) of Zoning By-law No. 6593 shall not apply to the subject lands;"

2. Section 2. (a) of Zoning By-law No. 98-280 is amended by deleting the words "lodging house" in the second line and replacing them with the words "Senior Citizens Residential Care Facility".

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 1 of this by-law.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1415a.

5. Sheet No. W-24 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1415a.

6. In all other respects, By-law No. 98-280 is hereby confirmed, unchanged.

7. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of

October

A.D. 2000



ACTING MUNICIPAL CLERK



MAYOR



The Corporation of the City of Hamilton

BY-LAW NO. 00- 195

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 76-312 and 94-178

Respecting:

LAND LOCATED AT MUNICIPAL NO. 180 WALNUT STREET SOUTH

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 76-312 on the 30th day of November 1976 to change the zoning and to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "E-1" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 14th day of December 1977, (O.M.B. File Number R 77324);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 94-178 on the 25th day of October 1994 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "E-1" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board by its Amending Decision and Order dated the 25th day of September 1996, (Files No. O950106 and R950001), amended By-law No. 94-178 to permit a restaurant with a maximum seating capacity of 45 persons, only within the existing building, for a two year period, from the date of the Ontario Municipal Board's Final Order;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of Report 07-00 of the Planning and Development Committee at its meeting held on the 11th day of April 2000, recommended that Zoning By-law No. 6593, as amended by By-laws No. 76-312 and 94-178, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11A. of Zoning By-law No. 6593, as amended by By-laws No. 76-312 and 94-178 and by Ontario Municipal Board Order dated the 25th day of September 1996, are further amended to the extent only of the special requirement that,

(a) Paragraph 1 of Section 2 of Zoning By-law No. 76-312 is hereby deleted in its entirety and replaced with the following:

"1. Notwithstanding Section 11A. (1) of Zoning By-law No. 6593, the existing building located on the lands shown on Schedule "A" may only be converted for one (1) dwelling unit."

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E-1" District provisions, subject to the special requirements referred to in section 2 of By-law No. 76-312, as amended by section 1 of By-law No. 94-178 and further amended by section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-490b.

4. Sheet No. E-5 of the District Maps is amended by marking the lands referred to in section 2 of By-law No. 76-312, as amended by section 1 of By-law No. 94-178, and further amended by section 1 of this by-law, S-490b.

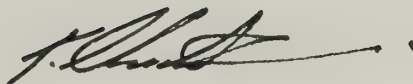
5. In all other respects, By-law No. 76-312, as amended by By-law No. 94-178, is hereby confirmed, unchanged.

6. The Acting City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of

October

A.D. 2000



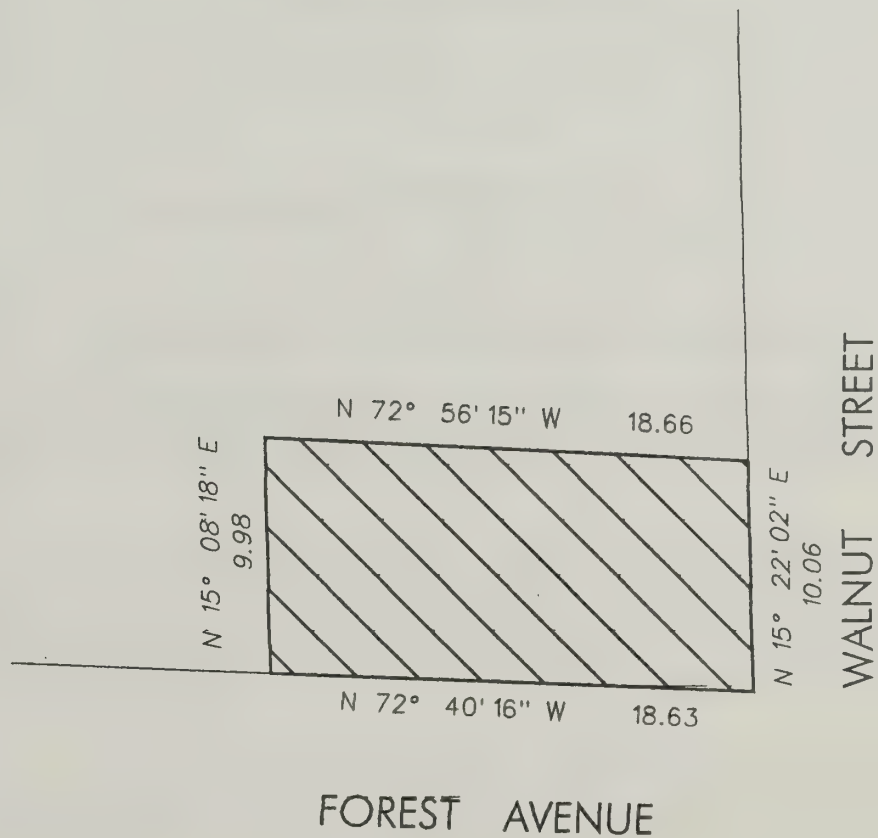
ACTING CITY CLERK



MAYOR

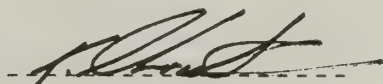


(2000) 07-00 R.P.D.C. 1, April 11
Ivo Civitarese, Owner
ZAR-00-03



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-195
Passed the 31st day of October, 2000.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-195
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

 Further modification to the "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District



Scale
NOT TO SCALE
Date
May, 2000

Reference File No.
ZAR-00-03
Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00-197

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 84-234, 88-44 and 89-220

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 1033 MAIN STREET WEST

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 84-234 on the 30th day of October 1984 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the land located at Municipal No. 1053 Main Street West, (now 1033 Main Street West), the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 88-44 on the 9th day of February 1988 to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the land located at Municipal No. 1053 Main Street West, (now 1033 Main Street West), the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 89-220 on the 26th day of July 1989 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the land located at Municipal No. 1033 Main Street West, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 3 of Report 15-00 of the Planning and Development Committee at its meeting held on the 10th day of October 2000, recommended that Zoning By-law No. 6593, as amended by By-laws No. 84-234, 88-44 and 89-220, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A. of Zoning By-law No. 6593, as amended by By-laws No. 84-234, 88-44 and 89-220, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) subsection 1. (a) (i), of By-law No. 89-220 is hereby deleted in its entirety and replaced with the following:

"1. (a) (i) on Block 3, subject to subsection (d), a lodging house shall be permitted subject to the following:

1. it is located within the building existing on the date of the passing of this by-law; and,
2. contains a lodging house for the accommodation of not more than 200 persons; and,
3. is occupied only by residents who are students attending Columbia International College."; and,

(b) Subsection 1. (a) (ii) 2. of By-law No. 89-220 is amended by deleting the phrase "9 multiple dwelling units for use by not more than 9 residents" and replacing it with the phrase "9 multiple dwelling units for use by not more than 18 residents", such that Subsection 1. (a) (ii) 2. of By-law No. 89-220 shall read as follows:

"1. (a) (ii) 2. Contains not more than 9 multiple dwelling units for use by not more than 18 residents and 99 lodging rooms for use by not more than 198 residents,"; and

(c) Subsection 1. (a) (ii) 3. of By-law No. 89-220 is deleted in its entirety and replaced with the following:

"1. (a) (ii) 3. is occupied only by residents who are students attending Columbia International College."

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2 of By-law No. 84-234, section 1 of By-law No. 88-44, section 1 of By-law No. 89-220 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-886c.

4. Sheets No. W-33 and W-34 of the District Maps are amended by marking the lands referred to in section 1, S-886c.

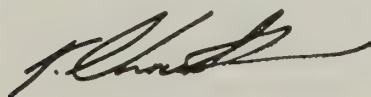
5. In all other respects, By-law No. 84-234, as amended by By-laws No. 88-44 and 89-220, is hereby confirmed, unchanged.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of

October

A.D. 2000

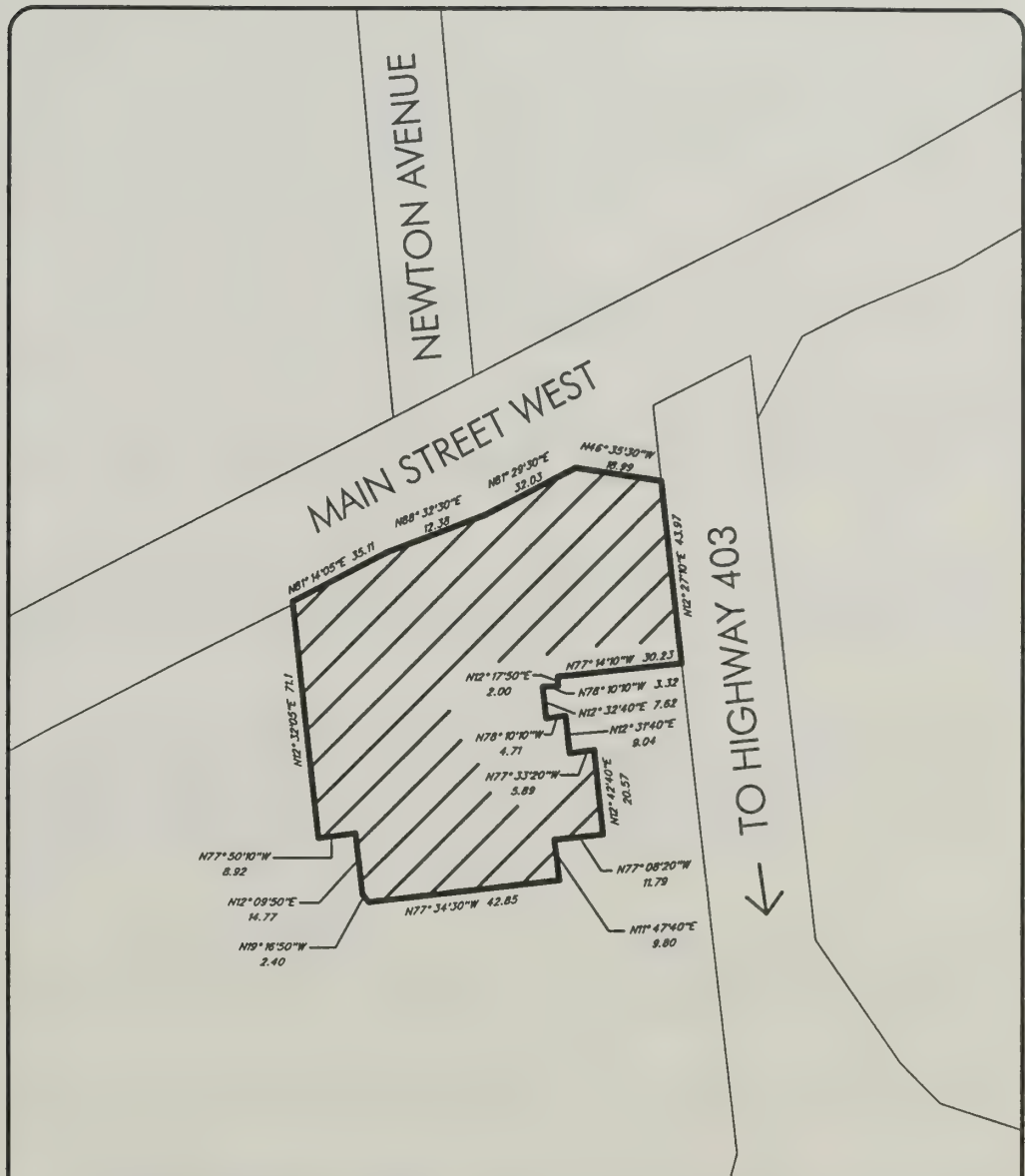


ACTING MUNICIPAL CLERK

(2000) 15-00 R.P.D.C. 3, October 10
Columbia International College, Owner
ZAR-00-29



MAYOR



This is Schedule "A" to By-Law No. 00-197.....
Passed the 31st day of October 2000

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-197
to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Further modification to the established "HH"
(Restricted Community Shopping and Commercial)
District.



North

Scale
NOT TO SCALE

Date
October, 2000

Reference File No.
ZA-00-29

Drawn By
L.M.

The Corporation of the City of Hamilton

BY-LAW NO. 00-198

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 96-152

Respecting:

**LANDS LOCATED SOUTH-EAST CORNER OF CHEDMAC DRIVE
AND REDFERN AVENUE**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 96-152 on the 24th day of September 1996 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "RT-20", "DE-3" and "AA" Districts, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of Report 15-00 of the Planning and Development Committee at its meeting held on the 10th day of October 2000, recommended that Zoning By-law No. 6593, as amended by By-law No. 96-152, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

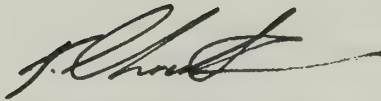
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "AA" (Agricultural) District provisions, as contained in Section 7A. of Zoning By-law No. 6593, as amended by By-law No. 96-152, applicable to the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

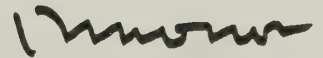
- (a) notwithstanding Section 4. (a) of Zoning By-law No. 96-152, the following uses shall be permitted:
 - (i) a nursing home with a maximum capacity of 180 beds and accessory uses thereto on Block "1"; and,
 - (ii) a nursing home with a maximum capacity of 120 beds and accessory uses thereto on Block "2"; and,
- (b) Section 4. (b) of Zoning By-law No. 96-152 shall not apply to Block "1" or Block "2".

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "AA" District provisions, subject to the special requirements referred to in section 1 of this by-law.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1363c.
4. Sheets No. W-36, W-37 and W-43 of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1363c.
5. In all other respects, By-law No. 96-152 is hereby confirmed, unchanged.
6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of October A.D. 2000



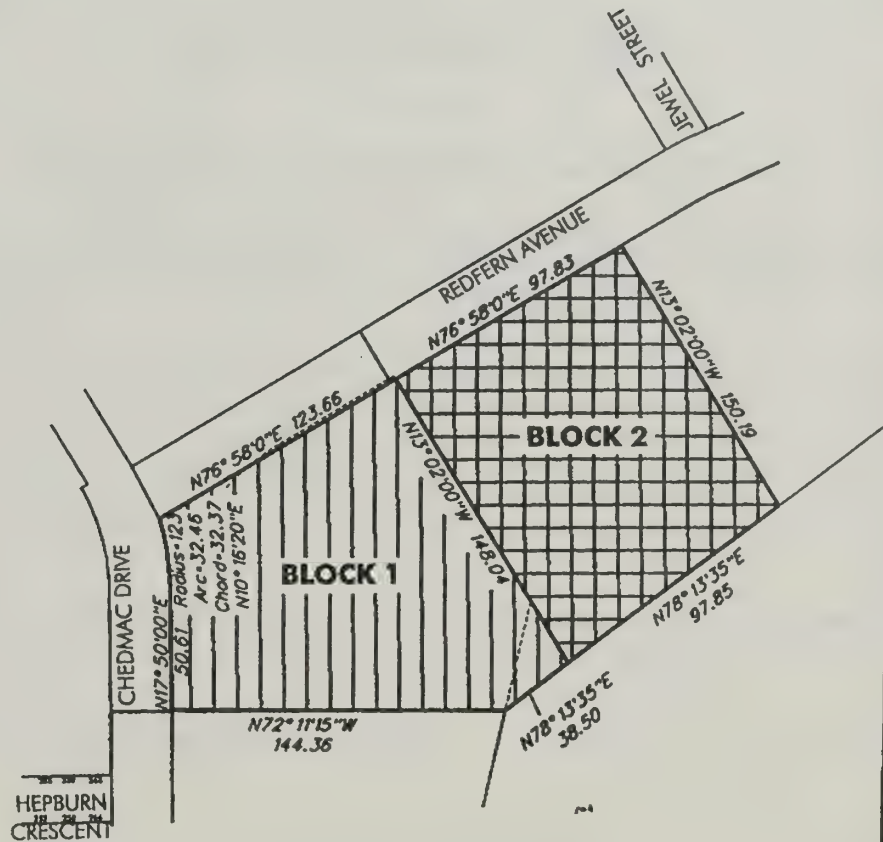
ACTING MUNICIPAL CLERK



MAYOR



(2000) 15-00 R.P.D.C. 2, October 10
St. Peters Health System, Prospective Owner
ZAR-00-26



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-198
Passed the 31st day of October 2000

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-198
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

BLOCK 1



Further modification to the "AA"
(Agricultural) District regulations.

BLOCK 2



Further modification to the "AA"
(Agricultural) District regulations.

North



Scale
NOT TO SCALE

Date
September, 2000

Reference File No.
ZAR-00-26

Drawn By
L. M.

The Corporation of the City of Hamilton

BY-LAW NO. 00-199

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 96-108

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 475 MAIN STREET EAST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 96-108 on the 25th day of June 1996 to change the zoning and to establish a special requirements under Section 19B of Zoning By-law No. 6593, for the "DE-3" District, in respect of the lands located at Municipal Nos. 475 Main Street East and 46 Grant Avenue, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "DE-3" (Multiple Dwellings) District provisions, as contained in Section 10C. of Zoning By-law No. 6593, as amended by By-law No. 96-108, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) Section 2.(a) of Zoning By-law No. 96-108 is repealed in its entirety and replaced with the following:

"2. (a) notwithstanding Section 10C. (1) of Zoning By-law No. 6593, the following uses shall be permitted on Block "1":

- (i) a Senior Citizens Residential Care Facility for the accommodation of a maximum of one hundred and thirty-five (135) residents; and,
- (ii) a hair salon only in conjunction with a Senior Citizens Residential Care Facility; and,
- (iii) for the purposes of this By-law, a "Senior Citizens Residential Care Facility" means a residential care facility within which all residents are at least 60 years of age or older and do not require probationary or custodial care governed by the terms of any court or parole board;"

(b) Section 2. (c) of Zoning By-law No. 96-108 is repealed in its entirety and replaced with the following:

"2. (c) notwithstanding Sections 10C. (2) and 10C. (5) of Zoning By-law No. 6593, the maximum height and gross floor area of the "Senior Citizens Residential Care Facility" shall not exceed five (5) storeys and 6,980.0 square metres (75,134.55 S.F.);" and,

- (c) Section 2. of Zoning By-law No. 96-108 is amended by deleting the words "Senior Citizen Multiple Dwelling" and replacing them with "Senior Citizens Residential Care Facility", wherever they appear;
- (d) Section 2.(b) of Zoning By-law No. 96-108 is amended by adding the phrase "and the fourth and fifth floor addition" after the word "building"; and,
- (e) Section 2. (i) of Zoning By-law No. 96-108 is repealed in its entirety; and,
- (f) Section 2. (f) of Zoning By-law No. 96-108 is amended by deleting the words "containing not more than seventy-eight (78) "housekeeping dwelling units"; and,
- (g) Section 10 C. (7) of Zoning By-law No. 6593, shall not apply to the subject lands; and,
- (h) a minimum 6.3 metre and 9.6 metre setback shall be provided and maintained from the easterly lot line for the fourth (4) and fifth (5) storeys respectively, notwithstanding clause (d) above; and,
- (i) an east wall sloped 45 degrees from the vertical shall be provided and maintained for the fourth and fifth storey east stairwell, and the stairwell roof and main roof shall continue this slope.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 2 of By-law No. 96-108 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1360a.

4. Sheet No. E-13 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1360a.

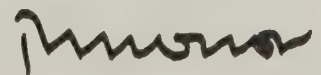
5. In all other respects, By-law No. 96-108 is hereby confirmed, unchanged.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of October A.D. 2000



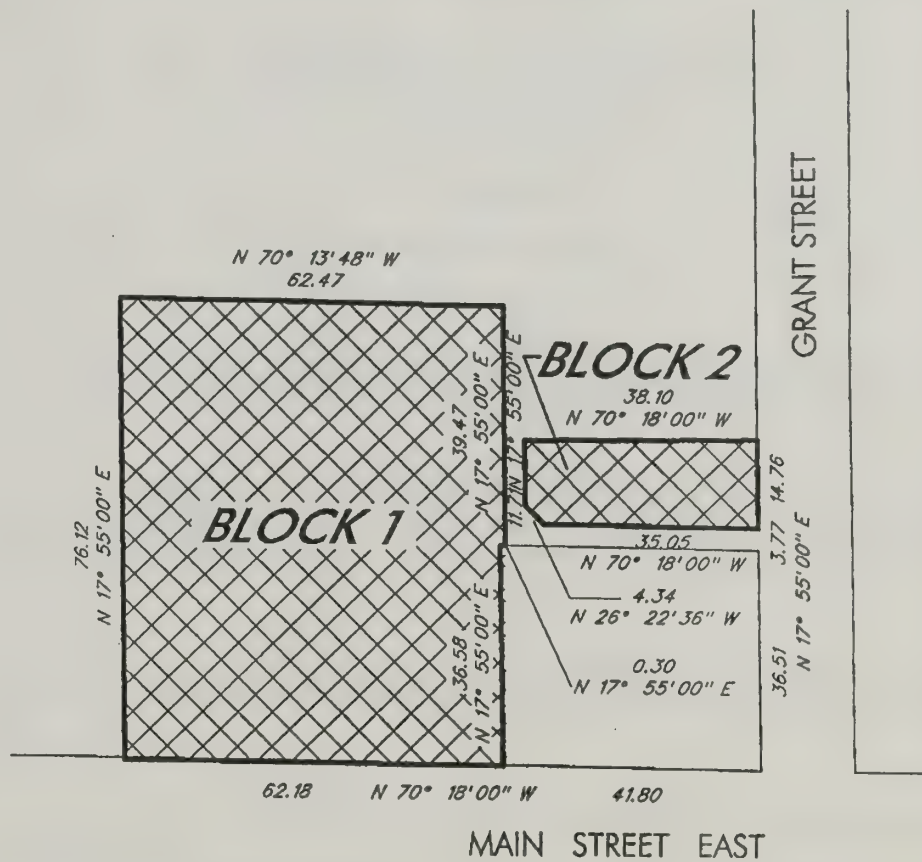
ACTING MUNICIPAL CLERK



MAYOR

(2000) 16-00 R.P.D.C. 3, October 25
Atrium Villa Holdings, Owner
Amended ZAC-00-22





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 00-199
Passed the 31st day of October, 2000.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-199
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

 Further modification to the "DE-3" (Multiple Dwellings) District (BLOCKS 1 & 2)

North 	Scale NOT TO SCALE	Reference File No. ZAC-00-22
	Date Oct., 2000	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 200

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 1325-1345 BARTON STREET EAST,
300-308 KENILWORTH AVENUE NORTH AND 8 HARRISON AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-63 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "H" (Community Shopping and Commercial, etc.) District, the land comprised in Block "1",

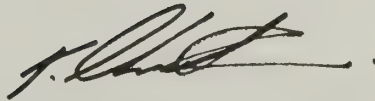
the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14. of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

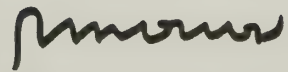
- (a) notwithstanding Section 14. (3) (ii) of Zoning By-law No. 6593, a minimum side yard setback of 3.25 metres shall be provided and maintained along the easterly lot line of Block "1"; and,
- (b) notwithstanding Section 14. (3) (iii) of Zoning By-law No. 6593, a minimum rear yard setback of 5.0 metres shall be provided and maintained along Harrison Avenue; and,
- (c) notwithstanding Section 18A. (1) (d) of Zoning By-law No. 6593, a 9.0 metre by 3.7 metre by 4.3 metre loading space shall be provided and maintained; and,
- (d) notwithstanding Section 18A. (10), (32) and (33) of Zoning By-law No. 6593, the required manoeuvring space for the loading space will be within the access driveway and infringe upon the required manoeuvring space of three (3) parking spaces adjacent to the principal building; and,

- (e) a minimum 3.25 metre wide landscape area and a 1.8 metre minimum to 2.0 metre maximum high visual barrier shall be provided and maintained along the easterly lot line of Block "1".
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 2.
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1453.
5. Sheet No. E-63 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1453.
6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of October A.D. 2000

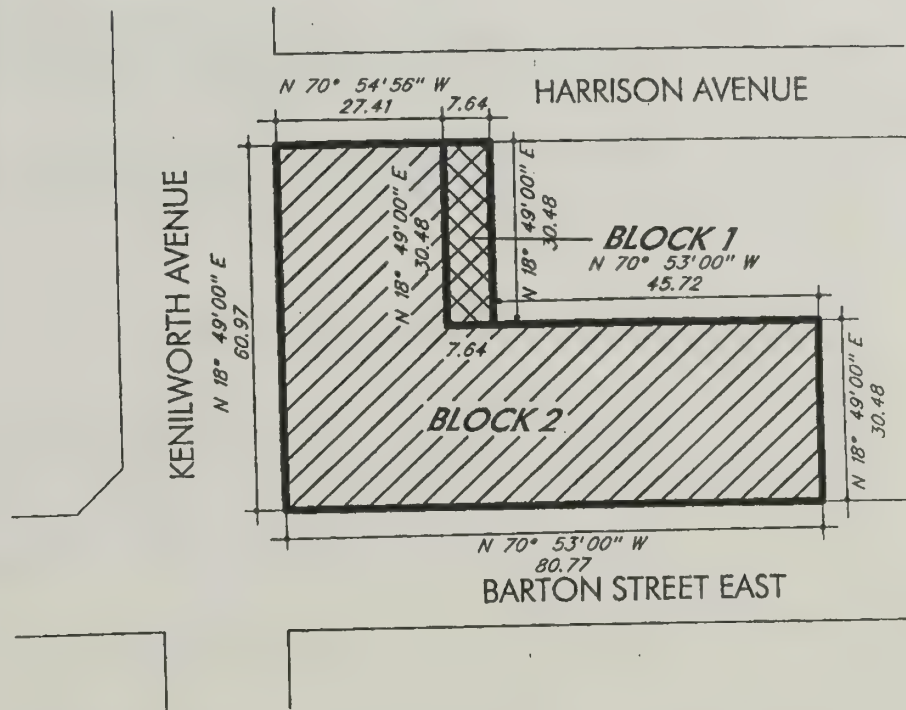


ACTING MUNICIPAL CLERK



MAYOR

(2000) 16-00 R.P.D.C. 2, October 25
East Hamilton Radio (c/o Ron Taillon), Owner
Amended ZAC-00-30



This is Schedule "A" to By-Law No. 00-200.....
 Passed the 31st day of October, 2000

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-200

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

BLOCK 1



For a Change In Zoning From "C" (Urban Protected Residential, etc.) District to "H" (Community Shopping and Commercial, etc.) District Modified

BLOCK 2



Modification to the Established "H" (Community Shopping and Commercial, etc.) District

North



Scale
 NOT TO SCALE

Date
 Oct., 2000

Reference File No.

ZAC-00-30

Drawn By

B.B.

The Corporation of the City of Hamilton

BY-LAW NO. 00 - 211

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF FENNELL AVENUE,
NORTH OF INCHLEE DRIVE AND WEST OF EAST 14TH STREET,
KNOWN MUNICIPALLY AS 334 EAST 14TH STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS the Ontario Municipal Board, by way of its decision dated June 16, 2000 (File No. PL991084), directed the City of Hamilton to prepare and pass a by-law to give effect to the Ontario Municipal Board decision applicable to the subject lands;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-17 of the District Maps appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "E" (Multiple Dwellings, Lodges, Clubs, etc.) District, the lands comprised in Block "2"; and,
- (b) by changing from "C" (Urban Protected Residential, etc.) District to "A" (Conservation, Open Space, Park and Recreation) District, the lands comprised in Block "5"

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District regulations as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", are amended to the extent only of the special requirement that,

(a) The building existing at the time of the passing of this by-law, known municipally as 334 East 14th Street, shall provide and maintain the following minimum setbacks:

- a) 9.4 metres from the westerly lot line;
- b) 30.0 metres from the easterly lot line;
- c) 14.0 metres from the southerly lot line; and,
- d) 10.0 metres from the northerly lot line;

(b) That notwithstanding Section 10A.(1) of Zoning By-law No. 6593, only the following use shall be permitted:

- a) a six storey multiple dwelling containing a maximum of 105 Class A dwelling units within the building existing at the time of the passing of the by-law;

- (c) That notwithstanding Section 18A.(1)(a) of Zoning By-law No. 6593, a minimum of 118 parking spaces shall be provided and maintained;

3. The "C" (Urban Protected Residential, etc.) District regulations as contained in Section 9 of Zoning By-law No. 6593, applicable to Block "3", be modified to include the following variances, as special requirements:

- (a) That notwithstanding Section 9.(3) of Zoning By-law No. 6593, the following yards shall be provided and maintained:

- a) 15.0 metres from the westerly lot line;
- b) 24.0 metres from the easterly lot line;
- c) 1.2 metres from the northerly lot line; and,
- d) 1.2 metres from the southerly lot line;

- (b) That no building or structure shall have a gross floor area greater than 148 square metres;

- (c) notwithstanding Section 2.(2)J.(viii) of Zoning By-law No. 6593, "Gross Floor Area" is the aggregate of the areas of the building or structure, but shall not include a basement or attached garage;

4. The "C" (Urban Protected Residential, etc.) District regulations as contained in Section 9 of Zoning By-law No. 6593, applicable to Block "4", be modified to include the following variances, as special requirements:

- (a) That notwithstanding Section 9.(3) of Zoning By-law No. 6593, the following yards shall be provided and maintained:

- a) 7.5 metres from the westerly lot line;
- b) 7.5 metres from the easterly lot line;
- c) 1.2 metres from the northerly lot line; and,
- d) 4.5 metres from the southerly lot to the main wall of the dwelling and 6.0 m to the garage or carport;

- (b) That no building or structure shall have a gross floor area greater than 110 square metres;

- (c) notwithstanding Section 2.(2)J.(viii) of Zoning By-law No. 6593, "Gross Floor Area" is the aggregate of the areas of the building or structure, but shall not include a basement or attached garage ;

5. The "A" (Conservation, Open Space, Park and Recreation) District regulations as contained in Section 7 of Zoning By-law No. 6593, applicable to Block "5", be modified to include the following variances, as special requirements:

- (a) That only the uses identified in Subsection 7(1)(i) and (ii) shall be permitted, and;
- (b) That notwithstanding Subsection 7(4), every lot or tract of land shall have a width of at least 15.0 m and an area of at least 350 square metres within the district;

6. The "C" (Urban Protected Residential, etc.) District regulations as contained in Section 9 of Zoning By-law No. 6593, applicable to Blocks "3" and "4", be modified to include the following variances, as special requirements:

(a) That notwithstanding Section 9.(2) of Zoning By-law No. 6593, no building shall exceed one storey, and no structure shall exceed 9.0 metres in height.

7. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1452

8. Sheet No. E-17 of the District Maps is amended by marking the lands comprised in Block "1", S-1452

9. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 7th day of November

A.D. 2000

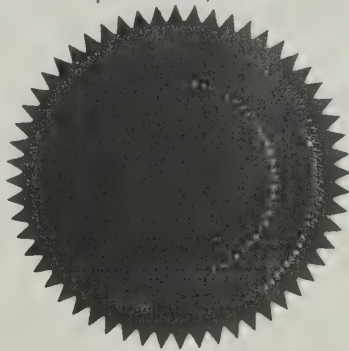


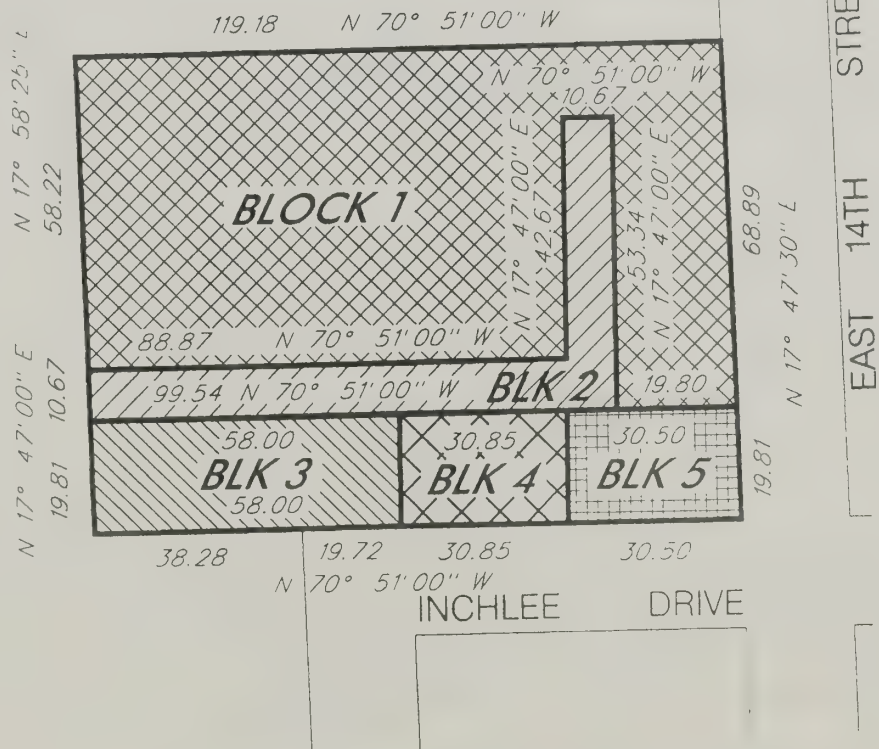
MUNICIPAL CLERK



MAYOR

(1999) 19 R.P.D.C. 1, October 26
983177 Ontario Inc. (c/o B. Strus), Owner
ZAC-98-26 (as amended by Ontario Municipal Board)

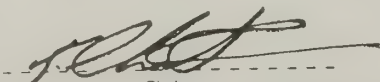




NOTE All dimensions are in metres

This is Schedule "A" to By-Law No. 2000-211.....

Passed the 7th day of November, 2000


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 2000-211

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

-  **BLK 1** Modification to the established "E" (Multiple Dwellings, Lodges, Clubs, etc.) District
-  **BLK 2** Change in zoning from "C" (Urban Protected Residential, etc.) District to "E" (Multiple Dwellings, Lodges, Clubs, etc.) District
-  **BLK 3 & 4** Modification to the established "C" (Urban Protected Residential, etc.) District
-  **BLK 5** Change in zoning from "C" (Urban Protected Residential, etc.) District to "A" (Conservation, Open Space, Park and Recreation) District, modified

	Scale	Reference File No
	NOT TO SCALE	ZA-98-26
	Date	Drawn By
	Oct., 2000	B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 00- 212

To Amend Zoning By-law No. 6593

As Amended by By-law No. 00-163

Respecting;

**LANDS LOCATED WEST OF EASTPORT DRIVE, NORTH OF
BURLINGTON STREET**

WHEREAS the Council of the Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board By Order dated the 7th day of December 1951, (file No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 00-163 on the 26th day of September 2000, to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "A", the "F-4", the "F-2" and the "K" Districts, with respect to lands located west of Eastport Drive, south of Pier 25, known as Windermere Basin, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS By-law No. 00-163 applied the 'H' holding provision in accordance with Section 36(1) of the Planning Act to the lands zoned "A" District, "F-4" District, and "K" District;

AND WHEREAS 'H' holding provision was inadvertently applied to the area to be zoned "F-4" District (Block "4"), "K" District (Block "6"), and "A" District (Block "8") in respect to lands located west of Eastport Drive, north of Burlington Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Zoning By-law No. 6593, as amended by By-law No. 00-163, applicable to the subject lands, be further amended as follows:
 - (a) Section 2.(a) of By-law No. 00-163 is deleted and replaced with the following:
 - "(a) by changing from "L-s" (Planned Development – Special Study Area) District to "A" – 'H' (Conservation, Open Space, Park and Recreation – Holding) District the lands comprised in Blocks "1", "2" and "3";" and,
 - (b) Section 2.(b) of By-law No. 00-163 is deleted and replaced with the following:
 - "(b) by changing from "L-s" (Planned Development – Special Study Area) District to "F-4" (Waterfront Services) District the lands comprised in Block "4";" and,
 - (c) Section 2.(d) of By-law No. 00-163 is deleted and replaced with the following:
 - "(d) by changing from "L-s" (Planned Development – Special Study Area) District to "K" (Heavy Industry, etc.) District, the lands comprised in Blocks "6" and "9";" and,

(d) Section 2.(e) is added to By-law No. 00-163 as follows:

"(e) by changing from "L-s" (Planned Development – Special Study Area) District to "A" (Conservation, Open Space, Park and Recreation) District, the lands comprised in Block "8";" and,

(e) The first line of Section 3.(a) of By-law No. 00-163 is deleted and replaced with the following:

"(a) The 'H' symbol applicable to land referred to in section 2.(a) shall be removed conditional upon the owner;" and,

(f) Section 3.(b) of By-law No. 00-163 is deleted and replaced with the following:

"(b) The 'H' symbol shall be removed by amendment to this by-law and the development of lands referred to in section 2 may at such time proceed in accordance with the "A" District and the "F-4" District provisions, subject to the special requirements contained in section 4 of this by-law,"

2. Schedule "A" to By-law No. 00-163 is hereby deleted and Schedule "A" annexed hereto and forming part of this by-law is substituted therefor.

3. By-law No. 6593 is amended by adding this by-law to Section 19B as Schedule S-1450a.

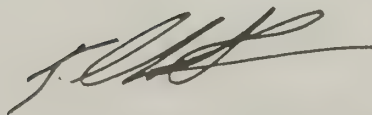
4. Sheets No. E-70, E-80, E-80a, E-80b and E-80c of the District Maps are amended by marking the lands referred to in Section 1 of this by-law, S-1450a.

5. In all other respects, By-law No. 00-163 is hereby confirmed, unchanged.

6. The Acting Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act

PASSED this 7th day of November

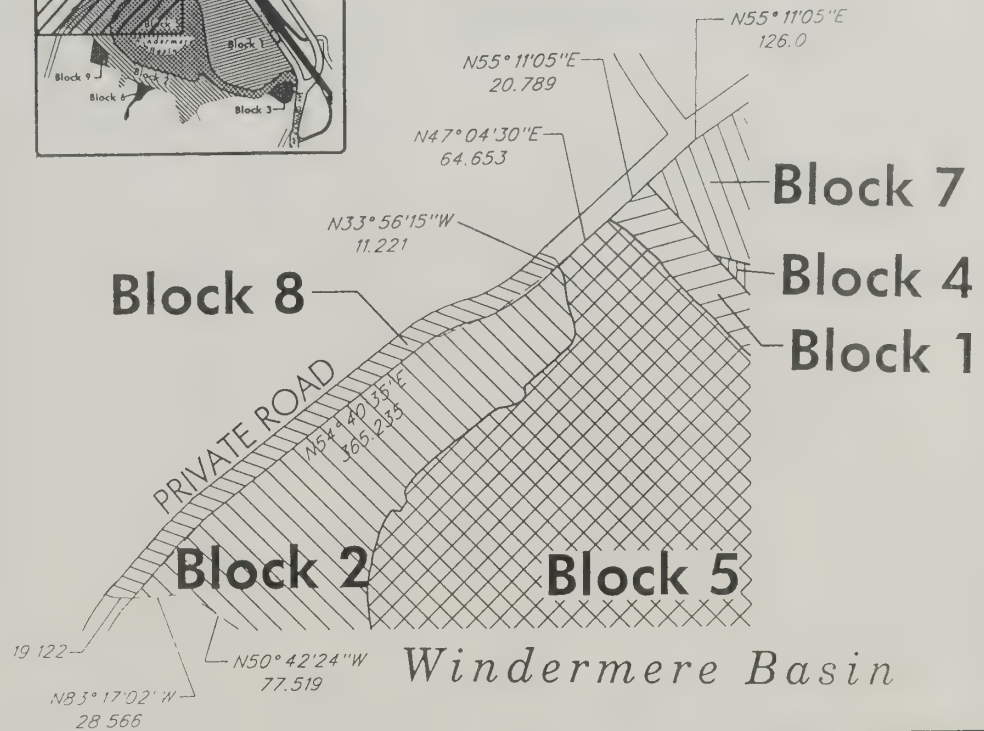
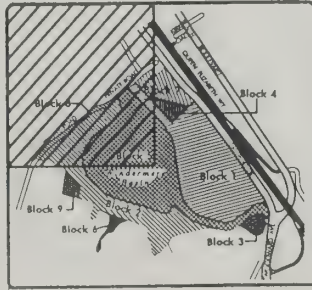
A.D. 2000.



ACTING MUNICIPAL CLERK




MAYOR



This is Schedule "A" to By-Law No. 00-212.....
 Passed the ..7th..... day of ..November.., 2000

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-212
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

-  Block 1
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
-  Block 2
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
-  Block 3
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
-  Block 4
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "F-4" (Waterfront Services) District Modified.
-  Block 5
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "F-2" (Open Space Harbour) District.
-  Block 6
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "K" (Heavy Industry, etc.) District Modified.
-  Block 7
Further Modification to the "F-4" (Waterfront Services) District Regulations.
-  Block 8
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A" (Conservation, Open Space, Park and Recreation) District Modified.
-  Block 9
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "K" (Heavy Industry, etc.) District Modified.

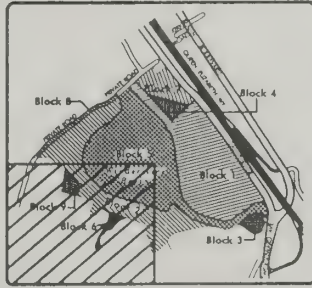


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 NOT TO SCALE

Reference File No.
 CI-98-C

Date
 October, 2000

Drawn By
 L.M.



Block 9

Block 5
Windermere Basin

Block 2

Block 6

This is Schedule "A" to By-Law No. 00-212.....
Passed the 7th day of November 2000


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 00-212

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

-  Block 1
Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified
-  Block 2
Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified
-  Block 3
Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified
-  Block 4
Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "F-4" (Waterfront Services) District Modified.
-  Block 5
Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "F-2" (Open Space Harbour) District
-  Block 6
Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "K" (Heavy Industry, etc.) District Modified
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-  Block 9
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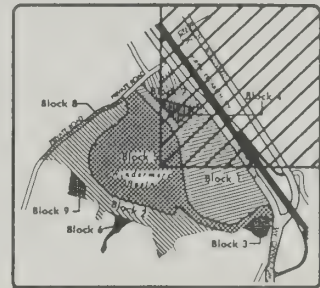
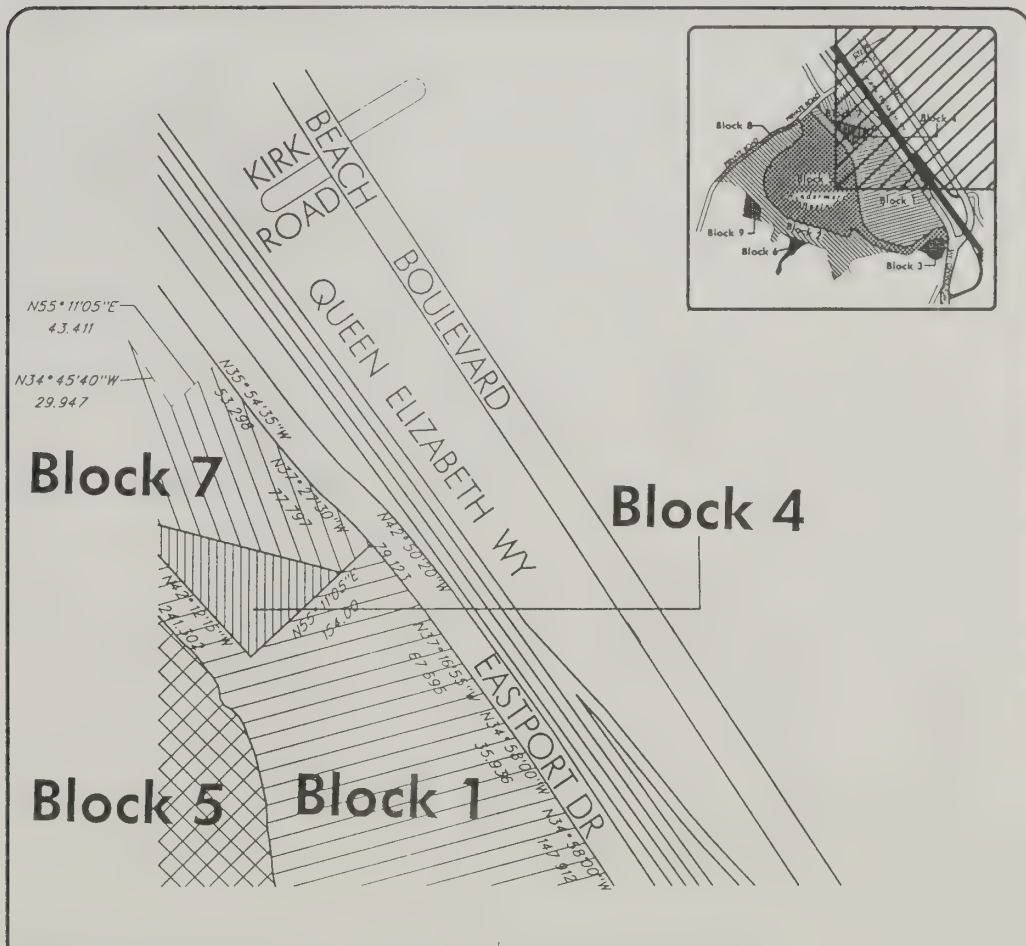
North



Scale
NOT TO SCALE

Date
October, 2000

Reference File No
CI-98-C
Drawn By
L.M.



This is Schedule "A" to By-Law No. 00-212
 Passed the 7th day of November, 2000

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

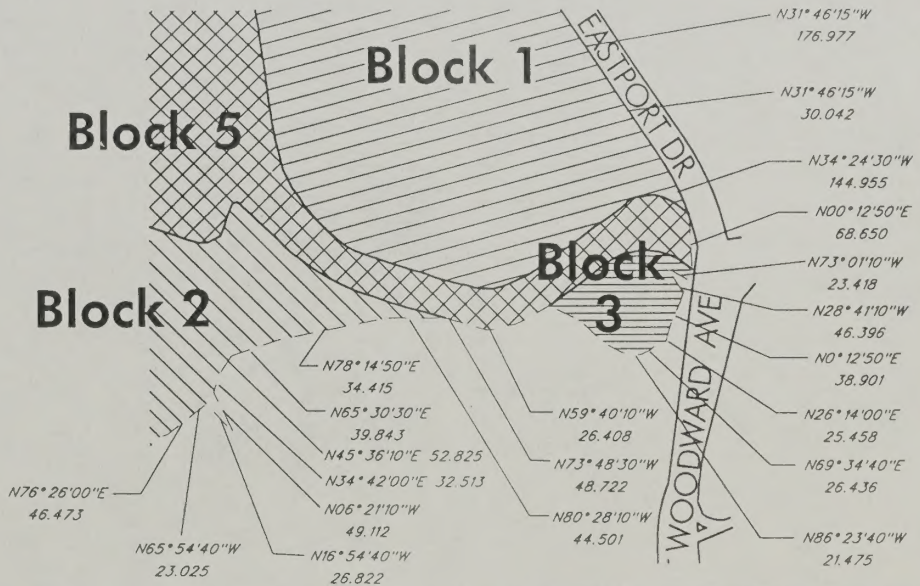
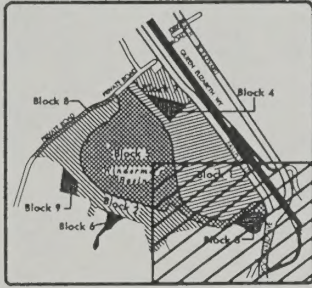
Map Forming Part of
 By-Law No. 00-212
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

- Block 1 Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 2 Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 3 Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 4 Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "F-4" (Waterfront Services) District Modified.
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- Block 8 Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "A" (Conservation, Open Space, Park and Recreation) District Modified.
- Block 9 Change in Zoning from "L-e" (Planned Development - Special Study Area) District to "K" (Heavy Industry, etc.) District Modified.

North 	Scale	Reference File No.
	NOT TO SCALE	CI-98-C
	Date	Drawn By
	October, 2000	L.M.



This is Schedule "A" to By-Law No. 00-212.....
 Passed the7th..... day of November... 2000

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 00-212
 to Amend By-Law No. 6593

Community Planning and Development Division

Legend

- Block 1
Change in Zoning from "L-s" (Planned Development - Special Study Area) District to "A"-H" (Conservation, Open Space, Park & Recreation - Holding) District Modified.
- Block 2
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Scale
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Date
 October, 2000

Reference File No.

CI-98-C

Drawn By

L.M.



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Schedule "A"

Map showing plan of
By-law No. 112
as passed by the Council
on the 12th day of March, 1912

Approved by the Council on the 12th day of March, 1912

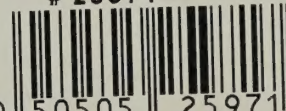
Legend		
1. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 1
2. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 2
3. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 3
4. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 4
5. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 5
6. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 6
7. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 7
8. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 8
9. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 9
10. All lots within the limits of the proposed improvement shall be assessed for the same purpose.		Block 10



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